Town of Stratham Print Now

Parcel ID: 000004 000007 000000 (CARD 1 of 1)
Owner: LABONTE INVESTMENT REALTY, LLC
C/O STRATHAM TIRE
Location: 15 STONEYBROOK LANE
Acres: 61.150

General

Valuation

Building Value:	$0	
Features:	$0	
Taxable Land:	$2,137	Current Use
Card Value:	$2,137	
Parcel Value:	$2,137	

Review Property Taxes Online

Listing History

List Date	Lister
09/30/2013	JJUL
04/10/2002	VMRL
03/07/2001	THPO
05/23/1994	TWH

Notes: (OLD MAP 1-2) PLAN D-38546 RECORDED 11/13/2014; GAS ESMT 1.92 AC.ALONG HWY; WET/TOPO/ACCESS PROBLEMS; PLAN D-18051 SHOWS 61.15 ACRES IN STRATHAM & 18.00 ACRES IN EXETER = TOTAL 79.15 ACRES; 5/2006 ZBA APPROVED CHURCH, RECTORY; TO COSTLY TO BUILD; 2011 BOARD VOTED TO ALLOW CURRENT USE;ASL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2019	$0	$0	$2,172	Cost Valuation	$2,172
2018	$0	$0	$1,825	Cost Valuation	$1,825
2017	$0	$0	$1,580	Cost Valuation	$1,580
2016	$0	$0	$1,580	Cost Valuation	$1,580
2015	$0	$0	$1,580	Cost Valuation	$1,580
2014	$0	$0	$1,580	Cost Valuation	$1,580
2013	$0	$0	$2,131	Cost Valuation	$2,131
2012	$0	$0	$2,131	Cost Valuation	$2,131
2011	$0	$0	$2,011	Cost Valuation	$2,011
2010	$0	$0	$5,066	Cost Valuation	$5,066
2009	$0	$0	$1,101,900	Cost Valuation	$1,101,900
2008	$0	$600	$275,900	Cost Valuation	$276,500
2007	$0	$600	$275,900	Cost Valuation	$276,500
2006	$0	$600	$164,000	Cost Valuation	$164,600

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/19/2014	VACANT	NO - BUSIN AFFIL GRNTR/E	$1,135,000	LABONTE, LIONEL R.	5561	1932
05/03/2013	IMPROVED	NO - UNCLASSFYD EXCLUSION	$0	ROMAN CATHOLIC BISHOP	5435	0612
11/22/2002	VACANT	NO - UNCLASSFYD EXCLUSION	$0	LABONTE LIONEL	3890	2337
03/19/1998	VACANT	NO - UNCLASSFYD EXCLUSION	$3,000	LABONTE, LIONEL	3283	1910

Land

Size: 61.150 Ac. **Site:**

Zone: 11 - SC SPECIAL COMM
Neighborhood: AVERAGE
Land Use: UNMNGD HARDWD

Driveway:
Road:

Taxable Value: $2,137

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD HARDWD	1.000 AC	889,000	E	100	100	100	100	100	80	711,200	90	N	83	2010 CU
UNMNGD HARDWD	11.150 AC	70,000	X	62	0	0	0	100	75	362,900	90	N	927	2010 CU
WETLANDS	47.080 AC	70,000	X	62	0	0	0	100	50	1,021,600	70	N	1,083	GASLINE EASEMENT
UNPRODUCTIVE	1.920 AC	70,000	X	62	0	0	0	100	50	41,700	100	N	44	2010 CU

Building
There Is No Building For This Card

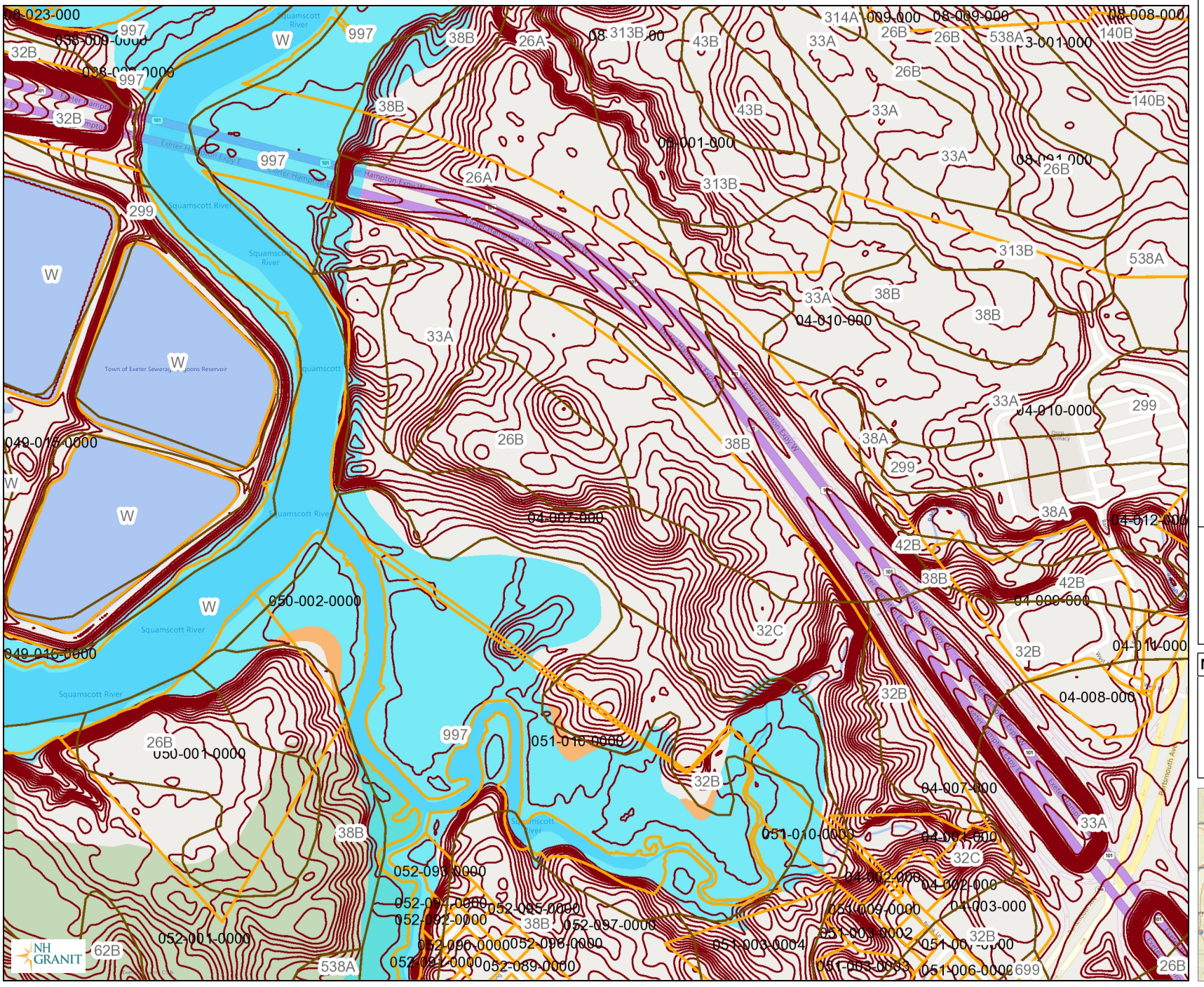
Features
There Are No Features For This Card

Photo
There Is No Photo For This Card

Sketch

Printed on 09-01-20

Map by NH GRANIT



Legend

- Soil Series
- Parcels - polygons
- Flood Hazard - Areas
  - 1 pct. Annual Chance Flood Hazarc
  - Floodway
  - 0.2 pct. Annual Chance Flood Haza
  - Area of Undetermined Flood Hazar
  - Area Protected by Levee

Map Scale

1: 5,851

© NH GRANIT, www.granit.unh.edu

Map Generated: 9/2/2020

Notes

Property Card: 15 STONEYBROOK LANE

Town of Stratham, NH

NO PHOTO AVAILABLE

Parcel ID: 04-007-000

Owner: LABONTE INVESTMENT REALTY,
Co-Owner: LLC
Mailing Address: C/O STRATHAM TIRE
355 ROUTE 125

BRENTWOOD, NH 03833

General Information

Land Use: UNMNGD HARDWD
Zone: SC SPECIAL COMM
Land Area in Acres: 61.15
Current Use: Y
Waterfront: 0

Assessed Value

Land: $2,137
Buildings: $0
Extra Features: $0
Total: $2,137

Sale History

Book/Page: 5561-1932
Sale Date: 9/19/2014
Sale Price: 1135000

Building Details

Model Description:
Gross Living Area: 0
Year Built: 0
Stories:

No. Bedrooms: 0
No. Baths: 0

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Property Card: 13 STONEYBROOK LANE

Town of Stratham, NH

Parcel ID: 04-001-000

Owner: LABONTE, LIONEL REVOCABLE
Co-Owner: TRST
Mailing Address: C/O STRATHAM TIRE
355 ROUTE 125

BRENTWOOD, NH 03833

General Information

Land Use: 1F RES
Zone: SC SPECIAL COMM
Land Area in Acres: 1.45
Current Use: N
Waterfront: 0

Assessed Value

Land: $177,800
Buildings: $50,100
Extra Features: $2,400
Total: $230,300

Sale History

Book/Page: 5561-1913
Sale Date: 9/19/2014
Sale Price: 0

Building Details

Model Description: CAMP
Gross Living Area: 1166
Year Built: 1960
Stories: 1.00 STORY FRAME

No. Bedrooms: 1
No. Baths: 1

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

RIGHT OF WAY AGREEMENT

1372 193

Utility stamps $1.65

Del. Perkins

Know All Men By These Presents: That the undersigned Robert L. Young and Ruth C. Young,

of Stratham, Rockingham County, State of New Hampshire,
(hereinafter called GRANTOR, whether one or more), for and in consideration of Eleven Hundred ——— Dollars in hand paid, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm unto ALLIED NEW HAMPSHIRE GAS COMPANY, a New Hampshire Corporation duly organized by law with a usual place of business in Portsmouth, in the County of Rockingham and The State of New Hampshire (hereinafter called GRANTEE), and its successors and assigns, the right, privilege and authority to lay, relay, construct, maintain, operate, alter, repair, remove, relocate, change the size of and replace pipe lines (with fittings, appliances, and appurtenances, including cathodic protection equipment) for the transportation of oil, gas, petroleum products or any other liquids, gases or substances which can be transported through pipe lines by a route or routes which the Grantee shall have the right to select, change and alter under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the Town/City of Stratham County of Rockingham and The State of New Hampshire, bounded and described as follows:

1. A certain tract of land, situate in said Stratham, bounded as follows: Beginning on Portsmouth Avenue, at the Northwest corner/now or formerly of George Frank Fisk; thence running Northerly on said road to the second lot hereinbelow described; thence turning and running Easterly by the second lot hereinbelow described to land of Willard G. Parkman; thence turning and running Southerly by said Parkman land to land of George Frank Fisk; thence turning and running Westerly by said land of George Frank Fisk, by the fence, to the point begun at; containing six and one-half acres, more or less.
2. Also a certain tract of land, in said Stratham, adjoining the above-bounded as follows: Beginning at the center of a large elm tree at the Southwest corner of the orchard and on the Easterly side of the road leading from Exeter to Portsmouth; thence running S. 45 deg. 10' E. to land of W. G. Parkman at a stake and stones; thence in a Northerly direction by said Parkman land to land of W. L. Dining (formerly of James Chase); thence in a Westerly direction bylsnd of said Dining (formerly of James Chase and J. G. Scammon) to land now or formerly of Arthur Morris; thence Southerly; thence Westerly by said Morris land to the road from Exeter to Portsmouth; thence Southerly by said road to the bound begun at. With all the buildings thereon.
3. Also a certain tract of pasture land, on the opposite side of the road from the tract last above-described and directly in front of the buildings thereon, and bounded: Northerly by land formerly of Sarah A. C. Wiggin and of R. M. Scammon; Westerly by the Squamscott River; Southerly by a creek and marshland formerly of J. J. Folsom and marshland and high ground formerly of R. M. Scammon; Easterly by the main road from Exeter to Portsmouth; containing about fifty-five acres. This tract subject to certain rights-of-way owned by heirs of R. M. Scammon, heirs of J. J. Folsom, W. G. Perkman and heirs of Daniel Flynn.

Being the same lands described in instrument(s) dated Nov. 29, 1945, recorded in the Registry of Deeds for said County of Rockingham in Book 1029, Page 336, and conveyed by Fanny E. King to Robert L. Young and Ruth C. Young, as joint tenants,

It is agreed that the Grantee, its successors and assigns shall have an easement for all the purposes herein described under, upon, over and through a strip of land 35 feet in width and said strip of land shall extend 25 feet Easterly and 10 feet Westerly and along the entire length of a survey line as shown on a Plan of Pipe Line of Allied New Hampshire Gas Company, Plaistow, New Hampshire, to Exeter, New Hampshire to Portsmouth, New Hampshire, prepared by John W. Durgin, Civil Engineers, dated August 1955, Sheet No. 1, and recorded in Rockingham Records, Plat 76, Page 3.

The phrase "survey line" as hereinabove referred to and as shown on the aforesaid Plan does not necessarily mean the location of the pipe line in the easement and it is understood that the pipe line or pipe lines may be located or relocated anywhere within the aforesaid 35 foot easement.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including the free right of ingress and egress to and from said pipe lines.

TO HAVE AND TO HOLD the said easement, rights, privileges and authority, unto the Grantee, its successors and assigns, until the first pipe line is constructed and so long thereafter as a pipe line is maintained thereon.

The Grantor reserves, subject to the rights, privileges and authority herein granted and confirmed, the right to use the said premises for planting and cultivation of crops, as a means of access, ingress and egress to and from the land adjoining, to build cross fences, to maintain and use roads, driveways, sewers, drains, waterlines, gas lines, telephone and telegraph lines and electric light and power lines across said easement, subject, however, to the conditions that no building or other structure shall be erected on said easement by the Grantor, and further provided that the rights reserved to the Grantor shall not be used or exercised in any manner which will interfere with the rights, privileges and authority herein granted and confirmed to the Grantee and further provided, however, that the Grantee shall have the right from time to time to cut and remove and keep removed by such means as the Grantee may select all trees, undergrowth and all other obstructions that may injure, endanger or interfere with the laying, relaying, constructing, maintaining, operating, altering, repairing, removing, relocating, changing the size of and replacing said pipe lines or fittings and appliances appurtenant to said lines.

13. The Grantor further reserves for himself, his heirs, or assigns, the right to create a subdivision or plan of lots anywhere on the premises herein described and if construction of buildings has actually commenced, in accordance with the subdivision or plan of lots, and if the within granted right of way interferes with said construction, then the grantee, its successors or assigns, agrees that it will relocate the easement and pipe line so as to facilitate the construction in accordance with the subdivision or plan of lots, said relocation to be either in the proposed roads or ways as shown on the subdivision or plan of lots, or along the northerly boundary of said premises in a route from the present location as shown on said Plan of Pipe Line, running northerly along the Easterly bank of the Squamscott River, the 35 foot easement to be measured from the high water mark, then running Easterly along the Northerly boundary of said premises, and then running Southerly along the Easterly boundary of the said premises, to connect with the present location as shown on said Plan of Pipe Line. If and when the relocation of the pipe line becomes necessary, the grantee, its successors or assigns shall have the right to choose between the above two relocation routes.

The Grantee agrees to pay for any damage to crops, timber and existing improvements which may be caused the Grantor by the Grantee laying, relaying, ~~XXXXX~~ maintaining, operating, altering, repairing, removing, relocating, changing the size of and replacing said pipe lines. Said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons; one to be appointed by the undersigned Grantor, his successors, heirs or assigns in title to said lands; one by the Grantee, its successors or assigns, or in the case of more than one ownership of said right of way and easement, such appointment shall be made by the Grantee, its successors or assigns, against whom damages are claimed; and the third by the two persons aforesaid, and the award of such three persons shall be final and conclusive.

It is agreed that this agreement as written covers all the agreements between the parties and that no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

The word "Grantor" as herein used shall refer to and mean the Grantor, his, her or their heirs, executors, administrators or assigns, and the word "Grantee" shall refer to and mean the Grantee its successors or assigns.

We and each of us, husband and wife~~XXX~~ _____

in consideration aforesaid do hereby relinquish my right of dower curtesy and homestead in the before mentioned premises.

And we and each of us do hereby release all rights of homestead secured to us or either of us by Chapter 260 of the Revised Laws of New Hampshire or by any other Statute of said State.

Witness our hands and seals to this conveyance this 13th day of Sept, 1955.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Tom W. Morgan Jr.
to Both

Robert L. Young
Ruth C. Young

Book 1372 Page 0195

ACKNOWLEDGMENT

1372 195

THE STATE OF NEW HAMPSHIRE } ss.:
County of Rockingham }

On this the 13th day of Sept, 19 55, before me _____, the undersigned officer, personally appeared Robert L. Young & Ruth C. Young known to me or satisfactorily proven to be the persons (s) whose name(s) _____ is (are) subscribed to the within instrument and acknowledged that he (they) voluntarily executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and seal.

John W. Flanagan Jr.
Justice of the Peace

DAMAGE RELEASE

We, Robert L. Young and Ruth C. Young for the aforesaid consideration as set forth in the first paragraph of this Right of Way Agreement do hereby acknowledge and agree that said payment is in full settlement with said Grantee for any damage to crops, timber and existing improvements which may be caused us by said Grantee in laying and constructing said pipe line within the Easement granted.

13th day of Sept 1955.

Signed, sealed and delivered
in the presence of

John W. Flanagan Jr.
to Both

Robert L. Young
Ruth C. Young

Received and recorded: Oct. 11, 2:15 PM, 1955.

ROCKINGHAM RECORDS
Received Oct 11-2:15PM, 1955.
Recorded Vol. 1372 Page 195
Examined
Register

Justice of the Peace
Notary Public

FOR REGISTER OF DEEDS USE ONLY

BK 5147 PG 0534

FORM A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

APPLICATION FOR CURRENT USE

2010 SEP 24 AM 11:11

041411

ROCKINGHAM COUNTY REGISTRY OF DEEDS

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT

LAST NAME	FIRST NAME
Roman Catholic Bishop of Manchester: in trust for	Saint Michael Parrish
LAST NAME	FIRST NAME

STREET ADDRESS: 153 Ash Street

ADDRESS (continued): P. O. Box 310

TOWN/CITY	STATE	ZIP CODE
Manchester	NH	03105-0310

STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT

STREET: Off Stoneybrook Lane

TOWN/CITY	COUNTY
Stratham	Rockingham

ACRES IN PARCEL	ACRES IN CURRENT USE	ACRES OF THIS APPLICATION	BOOK#	PAGE#
60.45	0	60.45	3890	2337

MAP #	LOT #	MAP #	LOT #	MAP #	LOT #
4	7				

NOTE: Lots must be contiguous. Non-contiguous lots must be submitted on a separate application.

STEP 3 DOCUMENTATION

(a)	Is a Soil Potential Index (SPI) percentage for Farm Land submitted:	☐ Yes ☒ No
(b)	Is documentation to support an assessment within the "Forestland with Documented Stewardship" category submitted:	☐ Yes ☒ No
(c)	If yes, indicate the type of documentation: ☐ Documentation of a Certified Tree Farm; ☐ A Forest Stewardship plan signed by a licensed forester, or ☐ Form CU-12 "Summary of Forest Stewardship Plan".	
(d)	Did you submit a map of each parcel of property going into Current Use?	☒ Yes ☐ No
(e)	Does your map show both the current use land and non-current use land and orientations of the property?	☒ Yes ☐ No

A-10
Rev. 4/03

FORM A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

APPLICATION FOR CURRENT USE

(continued)

STEP 4 COMPLETE CHART BELOW

CATEGORY	# ACRES	20% RECREATIONAL ADJUSTMENT	
		YES	NO
FARM LAND			
FOREST LAND: WHITE PINE			
HARDWOOD	11.45		✓
ALL OTHER			
FOREST LAND with DOCUMENTED STEWARDSHIP:			
WHITE PINE			
HARDWOOD			
ALL OTHER			
UNPRODUCTIVE LAND	1.92		✓
WETLAND	47.08		✓
To be eligible for the 20% recreation adjustment, land must be open to the public for skiing, snowshoeing, fishing, hunting, hiking and nature observation. See RSA 79-A:4, II for further information.			

STEP 5 SIGNATURE OF ALL PROPERTY OWNERS OF RECORD

I/We certify that the land indicated above qualifies for assessment under the New Hampshire Statutes and the Code of Administrative Rules, and that all requirements will continue to be performed.

I/We do firmly understand that, should the use of the above described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for the land use change tax.

This form must be signed by all owners of record or agent with Power of Attorney. Submit a copy of the Power of Attorney form, if applicable.

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
Diane Murphy Quinlan, Chancellor	Diane M Quinlan	7/21/10
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

STEP 6 APPROVAL/DENIAL BY SELECTMEN/ASSESSORS

☒ APPROVED ☐ DENIED	Reason for denial:

STEP 7 SIGNATURES OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
David Canada, Chairman	David Canada	9/20/10
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
Bruno Federico		9.20.10
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
Timothy Copeland		9.20.10
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

(8)

Return to:
SML 97922
McLane, Graf, Raulerson & Middleton
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****** Thousand * Hundred 40 Dollars
DATE 09/19/2014 RO042758 $ ******40.00

C/H
L-CHIP
RCA258147

035655

2014 SEP 19 AM 11:38

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

LIONEL R. LABONTE, a single person, with a mailing address of 355 Route 125, Brentwood, NH 03833, for consideration paid, GRANTS to **LIONEL R. LABONTE, TRUSTEE OF THE LIONEL R. LABONTE REVOCABLE TRUST,** a New Hampshire trust created u/d/t dated May 24, 2011, as amended on July 14, 2014, with a mailing address of 355 Route 125, Brentwood, NH 03833, with **WARRANTY COVENANTS**, the following property more particularly described as follows:

A certain parcel of land, containing one (1) acre, with the buildings thereon, situate in Stratham, County of Rockingham, State of New Hampshire, on the Northwesterly side of Portsmouth Avenue, bounded and described as follows:

1. Beginning at the Southwesterly corner of land now or formerly of the heirs of Richard M. Scammon at an iron pipe set in the ground at Portsmouth Avenue,

2. By said Avenue (N.H. Route 101-108) South 37° 24' West 165.4 feet to a stake set in the pavement at land of Stratham Hardware and Lumber Company, Inc.;

3. North 47° 43' West by other land of Stratham Hardware and Lumber Company, Inc. 84 feet to a utility pole hereinafter referred to;

4. North 54° 30' West by said other land of Stratham Hardware and Lumber Company, Inc. 164 feet to an iron pipe set in the ground;

5. North 39° 16' East 180.2 feet to an iron pipe set in the ground in the stone wall at land now or formerly of said Scammon;

6. South 54° 30' East by stone wall 137 feet to the end of the wall;

7. South 41° 32' East by said Scammon land 109.4 feet to said Portsmouth Avenue at the point of beginning.

RESERVING to said Stratham Hardware and Lumber Company, Inc. the privilege of maintaining a power line leading from Portsmouth Avenue to the mill of said Stratham Hardware and Lumber Company, Inc. lying Westerly of the described premises, said power line running from a pole on the Southerly boundary line in a Northwesterly direction over the Southwesterly area of the described premises.

Also conveying all right, title 4nd interest to land described in deed of Stratham Hardware and Lumber Co., Inc. to McCoy, et al, dated October 28, 1963 and recorded in Rockingham County Registry of Deeds, at Book 1694, Page 379.

MEANING AND INTENDING to describe the same premises conveyed to Lionel R. Labonte by Deed of David C. Engel, Lynn D. Morse and Mark S. Gearreald dated August 6, 1998, and recorded at Book 3315, Page 2261.

This transfer of property is into a revocable trust, the beneficial interest of which are not represented by transferable shares, for estate planning purposes as a testamentary substitute for which minimum transfer tax are payable, in accordance with Rev. 802.02.

This deed was prepared from information supplied by the within Grantor, and no independent title examination has been performed.

This is not the homestead property of any person.

Dated this 3rd day of Sept., 2014.

Lionel R. Labonte

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 3rd day of Sept, 2014 by Lionel R. Labonte.

~~Justice of the Peace~~/Notary Public
Print Name:
My Commission Expires:

[seal]

WILLIAM S. BOESCH, ESQUIRE
MY COMMISSION EXPIRES DECEMBER 5, 2017
NOTARY PUBLIC
NEW HAMPSHIRE

7997883_1.doc
August 6, 2014 12:03:33 PM

(17)

Return to:
SML-97922
McLane, Graf, Raulerson & Middleton
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****17 Thousand 0 Hundred 25 Dollars
DATE 09/19/2014 RO042767 $ ****17025.00

C/H
L-CHIP
ROA258156

035664

2014 SEP 19 AM 11:38

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

LIONEL R. LABONTE, a single person, with a mailing address of 355 Route 125, Brentwood, NH 03833, for consideration paid, GRANTS to **LABONTE INVESTMENT REALTY, LLC,** a New Hampshire limited liability company, with a mailing address of 355 Route 125, Brentwood, NH 03833, with **WARRANTY COVENANTS**, the following property more particularly described as follows:

A certain tract or parcel of land with the buildings thereon, located in the towns of Exeter and Stratham, Rockingham County, New Hampshire, being shown on Plan D-18051 recorded in Rockingham County Registry of Deeds, entitled "Plan of Land Stratham & Exeter N.H. for Lionel R. Labonte," prepared by Durgin-Schofield Associates, dated Dec. 1987, and further bounded and described as follows:

1. Beginning at a point shown on said plan at the northwest corner of the herein described premises at the intersection of the "approximate mean high water line" of the Squamscott River and the Exeter/Hampton Expressway;

2. S 75° 50' 38" E 474.74 feet to a New Hampshire Highway Bound found;

3. Easterly around a curve the radius of which is 2744.90 feet along a highway fence to a New Hampshire Highway Bound found;

4. S 37° 49' 11" E 1,128.68 feet to a New Hampshire Highway Bound found;

5. S 12° 42' 15" E 165.38 feet to a New Hampshire Highway Bound found;

6. S 37° 49' 11" E 276.33 feet to an iron pin found,

7. N 72° 13' 41" W 0.42 feet to an iron pin found;

8. N 72° 13' 41" W 113.66 feet to an iron rod set;

9. S 46° 26' 13" W 204.58 feet to an iron rod found;

10. N 46° 11' 31" W 75.00 feet to an iron rod found;

11. S 44° 39' 51" W 150 feet to an iron rod found;

12. S 46° 13' 15" E 75.00 feet along the east side of Stoney Brook Lane to an iron rod set;

13. S 43° 46' 45" W across said Stoney Brook Lane 40.00 feet to an iron rod set;

14. N 46° 13' 15" W 75 feet along the west side of Stoney Brook Lane to an iron rod set;

15. S 43° 46' 45" W 103.35 feet to an iron rod set;

16. N 50° 43' 33" W 483.94 feet to an iron rod set;

17. S 69° 19' 03" W 217.90 feet to a point at the approximate mean high water line of Wheelwright Creek shown on said plan;

18. Along the approximate mean high water line of Wheelwright Creek and the Squamscott River in a generally westerly and northerly direction as shown on said plan to the point of beginning.

For title, see deeds of Julia S. Scammon to Lionel R. Labonte and Greta Labonte as joint tenants dated June 30, 1967 recorded in the Rockingham County Registry of Deeds at Book 1870, Page 364; Edward L. Laviolette and Marguerite F. Laviolette to Lionel R. Labonte dated October 9, 1986 recorded in the Rockingham County Registry of Deeds at Book 2636, Page 566; and Edward L. Laviolette and Marguerite F. Laviolette to Lionel R. Labonte and Greta Labonte as joint tenants dated June 17, 1969 recorded in the Rockingham County Registry of Deeds at Book 1970, Page 472. Greta Labonte died October 17, 1997. See Death certificate recorded in the Rockingham County Registry of Deeds at Book 3258, Page 202.

See also deed from Lionel R. Labonte to the Roman Catholic Bishop of Manchester dated November 2, 2002 and recorded in Book 3890, Page 2337, as affected by Affidavit of Lionel R. Labonte recorded in Book 5435, Page 612 and Affidavit of The Roman Catholic Bishop of Manchester and St. Michael Parish recorded in Book 5435, Page 609.

This deed was prepared from information supplied by the within Grantor, and no independent title examination has been performed.

This is not the homestead property of any person.

Dated this 3rd day of Sept., 2014.

Lionel R. Labonte

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 3rd day of Sept., 2014 by Lionel R. Labonte.

WILLIAM S. BOESCH, ESQUIRE
MY COMMISSION EXPIRES DECEMBER 5, 2017
NOTARY PUBLIC
NEW HAMPSHIRE

Justice ~~of the Peace~~/Notary Public
Print Name:
My Commission Expires:
[seal]

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August 5, 2014 3:22:46 PM

CERTIFICATION OF VITAL RECORD

State of New Hampshire

Stratham

CERTIFICATE OF DEATH
Book: 6136 Page: 1078

FILE # 2014010420

FULL NAME OF DECEASED	LIONEL RICHARD LABONTE
DATE OF DEATH	DECEMBER 7, 2014
AGE	78 YRS
SEX	MALE
DATE OF BIRTH	AUGUST 16, 1936
BIRTHPLACE	NEWMARKET, NEW HAMPSHIRE
MOTHER'S/PARENT'S NAME	ANNA V LABONTE (BENOIT)
FATHER'S/PARENT'S NAME	JOSEPH ALBERT LABONTE
PLACE OF DEATH	NEWMARKET, NEW HAMPSHIRE
DOMESTIC STATUS	WIDOWED
SPOUSE'S/PARTNER'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION	GRETA E DALRYMPLE
SOCIAL SECURITY NUMBER	[redacted]
RESIDENCE	NEWMARKET, NEW HAMPSHIRE
PLACE OF DISPOSITION	BREWITT CREMATORY, EPPING, NEW HAMPSHIRE
DATE OF DISPOSITION	DECEMBER 15, 2014
MANNER OF DEATH	NATURAL
FILE DATE	DECEMBER 9, 2014

20032919
Book 6136 Page 1078
07/07/2020 01:02:47 PM
Page 1 of 1
Register of Deeds, Rockingham County

RECORDING	10.00
SURCHARGE	2.00

CAUSE OF DEATH
a GLIOBLASTOMA MULTIFORME

APPROX INTERVAL:ONSET TO DEATH
EIGHT MONTHS

b

c

d

OTHER SIGNIFICANT CONDITIONS
NONE

DESCRIBE HOW INJURY OCCURRED

DATE/TIME OF INJURY
PLACE OF INJURY
LOCATION OF INJURY
NAME AND ADDRESS OF CERTIFIER
HENRY R GREENE MD, 5 ALUMNI DRIVE, EXETER, NEW HAMPSHIRE 03833

MARGINAL NOTES

2379618

TOWN OF EXETER NEW HAMPSHIRE FOUNDED 1638

I HEREBY CERTIFY THIS IS A TRUE COPY ISSUED FROM THE OFFICIAL RECORDS ON FILE AT THIS OFFICE AND SHALL BE RECEIVED AS EVIDENCE WITH THE SAME EFFECT AS THE ORIGINAL.

ATTEST: Andrea J. Kohler STATE/LOCAL REGISTRAR

Stephen M. Wurtz, State Registrar

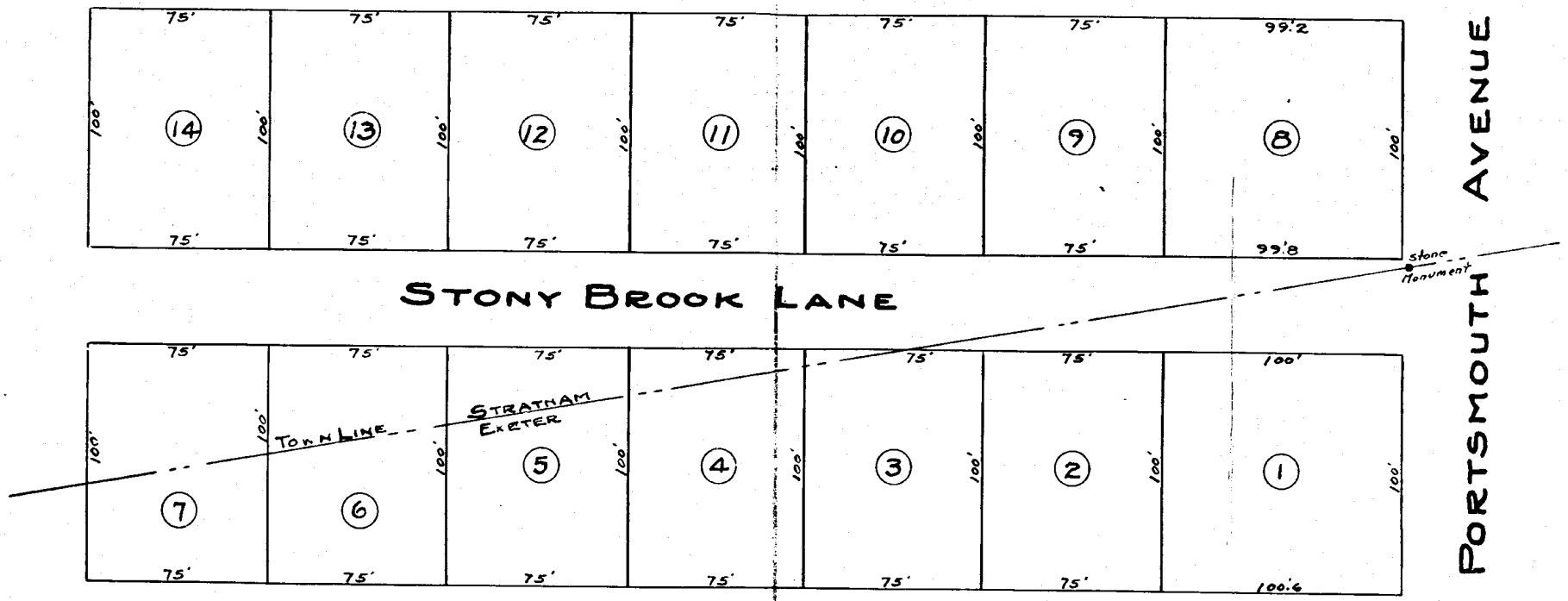
DATE ISSUED: December 09, 2014 STATE/CITY/TOWN OF: EXETER

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.
It shall be unlawful for anyone to reproduce this certificate other than local or State Registrar.

VS-SP1

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

02087



Filed Oct 9-1953

PLAN OF LOTS
STONY BROOK LANE
EXETER & STRATHAM, N.H.

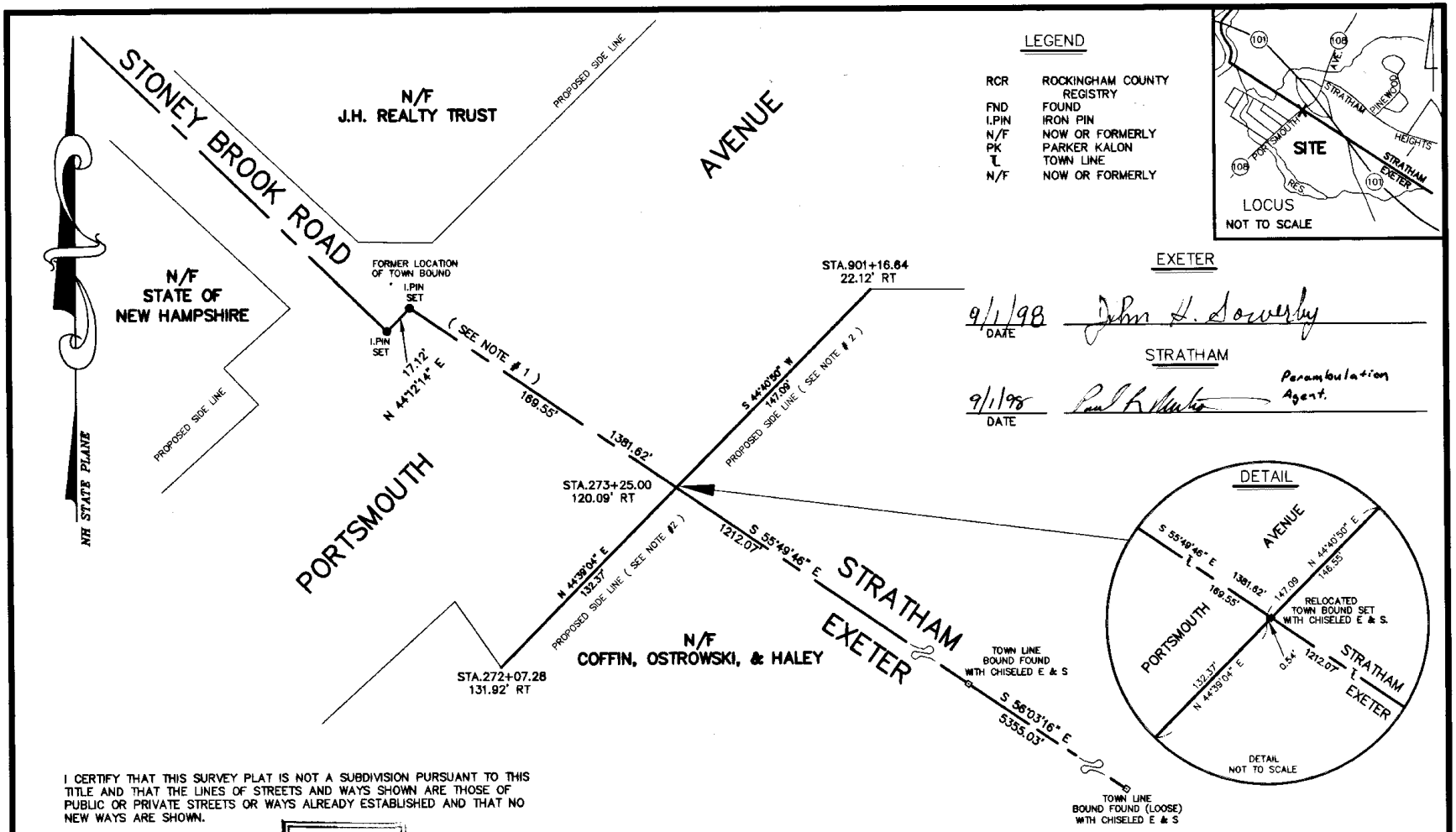
SCALE: 1 IN. = 40 FT. SEPT. 1952

JOHN W. DURGIN
CIVIL ENGINEERS

FILE NO. 2543
PLAN NO. 6364

Oct 28 11 49 AM '98

0073605



LEGEND

RCR	ROCKINGHAM COUNTY REGISTRY
FND	FOUND
I.PIN	IRON PIN
N/F	NOW OR FORMERLY
PK	PARKER KALON
℄	TOWN LINE
N/F	NOW OR FORMERLY

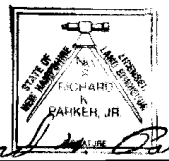
EXETER

9/1/98 DATE — John L. Sowerby

STRATHAM

9/1/98 DATE — Paul K. Marks — Perambulation Agent.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



AUGUST 31, 1998 DATE — Richard K. Parker Jr. SIGNATURE — RICHARD K. PARKER JR. LLS #8

NOTES

PERAMBULATION

1. SEE ~~PREAMBULATION~~ LETTER FROM " TOWN OF EXETER PUBLIC WORKS DEPARTMENT – 10 FRONT STREET – EXETER, NH 03833 – DATED NOVEMBER 1988."
2. SEE "STATE PROJECT No. 10421–PART 3 SHEETS 27 & 35 OF 47 SCALE 1"=50'."

PLAT OF LAND
TOWN LINE BOUND RELOCATION
FOR

TOWNS OF STRATHAM AND EXETER

IN

STRATHAM , NH / EXETER , NH

SCALE: 1" = 40' AUGUST 1998

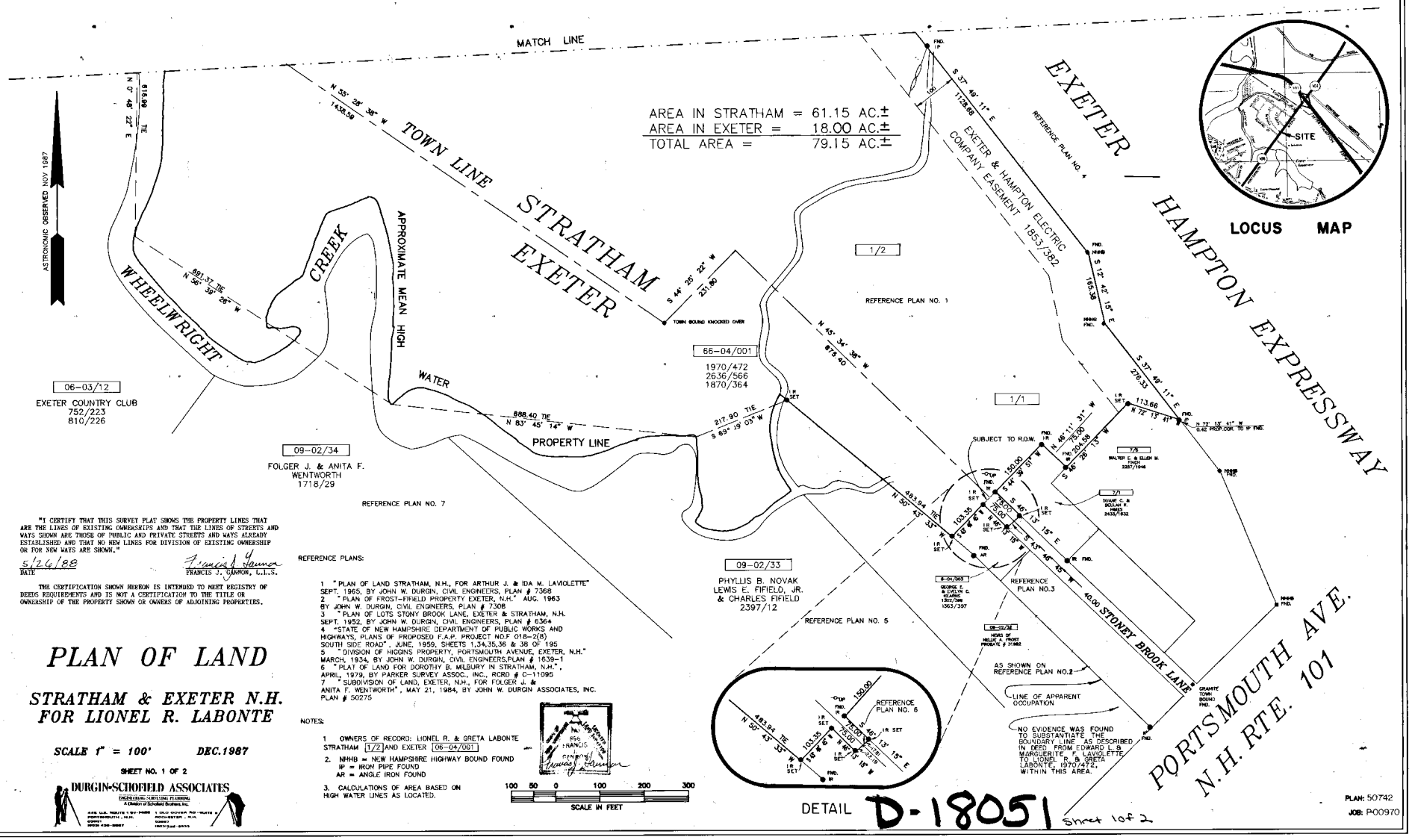
0 20 40 80 120 160 FEET

PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

C-26712

7339

24916 Mar 31 2 57 PM '88


MATCH LINE
N 0° 48' 22" E 819.99 TIE
N 55° 28' 36" W 1439.59
TOWN LINE STRATHAM EXETER
WHEELWRIGHT CREEK
APPROXIMATE MEAN HIGH WATER
581.37 TIE N 56° 39' 26" W
ASTRONOMIC OBSERVED NOV 1987
AREA IN STRATHAM = 61.15 AC.±
AREA IN EXETER = 18.00 AC.±
TOTAL AREA = 79.15 AC.±
S 44° 25' 22" W 231.80
TOWN BOUND KNOCKED OVER
1/2
66-04/001
1970/472
2636/566
1870/364
REFERENCE PLAN NO. 1
N 45° 34' 38" W 875.40
06-03/12
EXETER COUNTRY CLUB
752/223
810/226
688.40 TIE N 83° 45' 14" W
217.90 TIE S 69° 19' 03" W
PROPERTY LINE
09-02/34
FOLGER J. & ANITA F. WENTWORTH
1718/29
REFERENCE PLAN NO. 7
09-02/33
PHYLLIS B. NOVAK
LEWIS E. FIFIELD, JR.
& CHARLES FIFIELD
2397/12
EXETER & HAMPTON ELECTRIC COMPANY EASEMENT 1853/382
REFERENCE PLAN NO. 4
S 37° 49' 11" E 1128.65
S 12° 42' 15" E 165.58
S 37° 49' 11" E 276.33
N 72° 13' 41" W 113.66
N 77° 13' 41" W 0.42 PROP.COR. TO W FND.
1/1
SUBJECT TO R.O.W.
N 45° 11' 31" W 75.00
S 45° 38' 29" W 204.58
S 45° 38' 29" W 150.00
S 44° 38' 51" W 75.00
S 45° 21' 15" E 75.00
S 45° 21' 15" E 40.00
40.00 STONEY BROOK LANE
N 50° 43' 33" E 483.94 TIE
103.35
REFERENCE PLAN NO.3
REFERENCE PLAN NO. 5
AS SHOWN ON REFERENCE PLAN NO.2
LINE OF APPARENT OCCUPATION
NO EVIDENCE WAS FOUND TO SUBSTANTIATE THE BOUNDARY LINE AS DESCRIBED IN DEED FROM EDWARD L. & MARGUERITE F. LAVOLETTE TO LIONEL R. & GRETA LABONTE, 1970/472, WITHIN THIS AREA.
REFERENCE PLAN NO. 6
DETAIL D-18051
Sheet 1 of 2
EXETER — HAMPTON EXPRESSWAY
PORTSMOUTH AVE. N.H. RTE. 101
LOCUS MAP
SITE

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

5/26/88
DATE

Francis J. Gannon
FRANCIS J. GANNON, L.L.S.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

PLAN OF LAND

STRATHAM & EXETER N.H.
FOR LIONEL R. LABONTE

SCALE 1" = 100' DEC.1987

SHEET NO. 1 OF 2

DURGIN-SCHOFIELD ASSOCIATES
ENGINEERING · SURVEYING · PLANNING
A Division of Schofield Brothers, Inc.
845 U.S. ROUTE 1 BY-PASS
PORTSMOUTH, N.H.
1 OLD DOVER RD · ROUTE 4
ROCHESTER, N.H.

REFERENCE PLANS:

1 "PLAN OF LAND STRATHAM, N.H., FOR ARTHUR J. & IDA M. LAVIOLETTE" SEPT. 1965, BY JOHN W. DURGIN, CIVIL ENGINEERS, PLAN # 7368
2 "PLAN OF FROST-FIFIELD PROPERTY EXETER, N.H." AUG. 1963 BY JOHN W. DURGIN, CIVIL ENGINEERS, PLAN # 7308
3 "PLAN OF LOTS STONY BROOK LANE, EXETER & STRATHAM, N.H. SEPT. 1952, BY JOHN W. DURGIN, CIVIL ENGINEERS, PLAN # 6364
4 "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED F.A.P. PROJECT NO.F 018-2(8) SOUTH SIDE ROAD", JUNE, 1959, SHEETS 1,34,35,36 & 38 OF 195
5 "DIVISION OF HIGGINS PROPERTY, PORTSMOUTH AVENUE, EXETER, N.H." MARCH, 1934, BY JOHN W. DURGIN, CIVIL ENGINEERS,PLAN # 1639-1
6 "PLAT OF LAND FOR DOROTHY B. MILBURY IN STRATHAM, N.H.", APRIL, 1979, BY PARKER SURVEY ASSOC., INC., RCRD # C-11095
7 "SUBDIVISION OF LAND, EXETER, N.H., FOR FOLGER J. & ANITA F. WENTWORTH", MAY 21, 1984, BY JOHN W. DURGIN ASSOCIATES, INC. PLAN # 50275

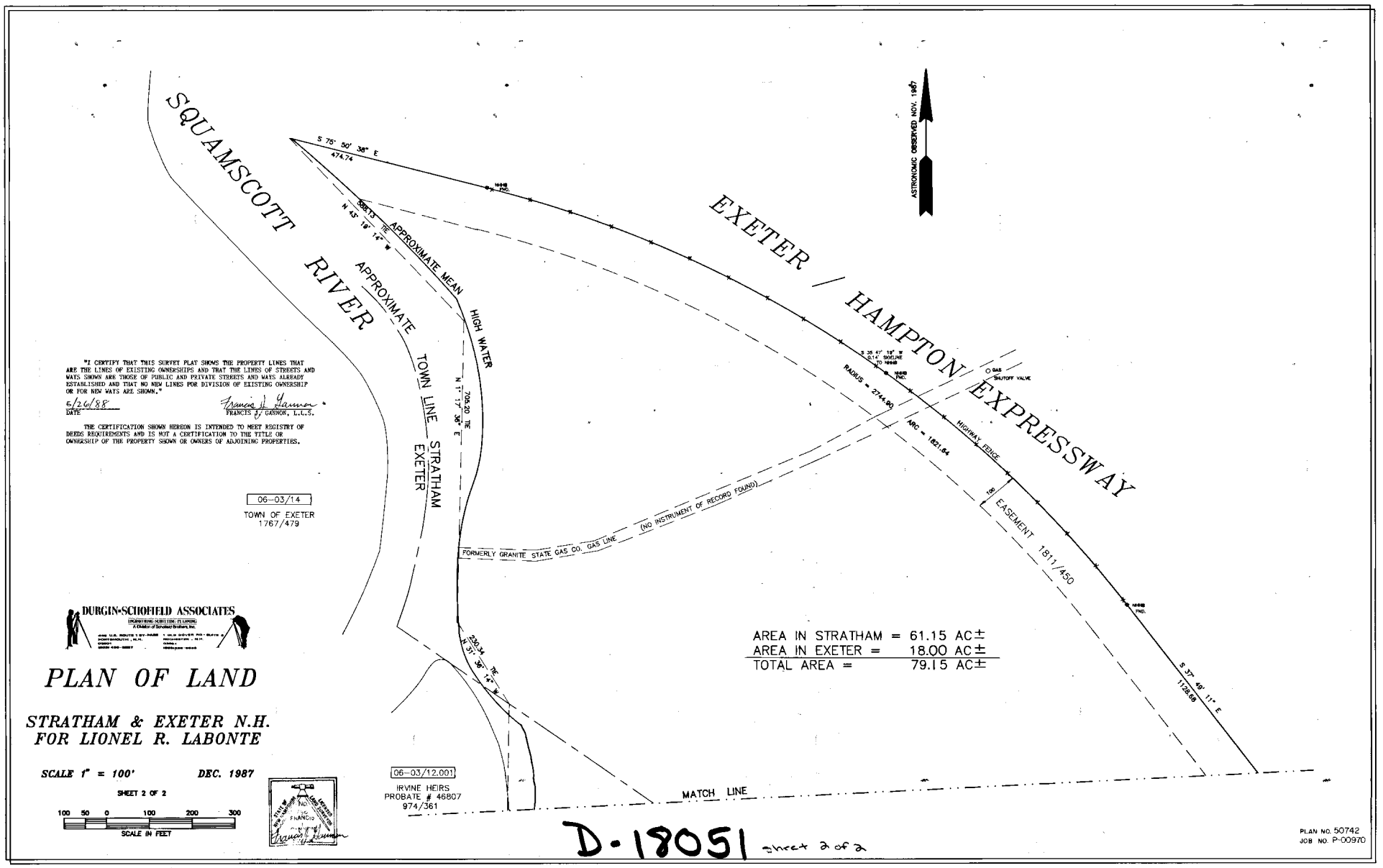
NOTES:

1 OWNERS OF RECORD: LIONEL R. & GRETA LABONTE STRATHAM 1/2 AND EXETER 06-04/001
2. NHHB = NEW HAMPSHIRE HIGHWAY BOUND FOUND
IP = IRON PIPE FOUND
AR = ANGLE IRON FOUND
3. CALCULATIONS OF AREA BASED ON HIGH WATER LINES AS LOCATED.

100 50 0 100 200 300
SCALE IN FEET

PLAN: 50742
JOB: P00970

Mar 31 2 07 PM '88



"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

6/26/88
DATE

Francis J. Gannon
FRANCIS J. GANNON, L.L.S.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN OR OWNERS OF ADJOINING PROPERTIES.

AREA IN STRATHAM =	61.15 AC±
AREA IN EXETER =	18.00 AC±
TOTAL AREA =	79.15 AC±

DURGIN-SCHOFIELD ASSOCIATES
ENGINEERING SURVEYING PLANNING
A Division of Structural Systems, Inc.

PLAN OF LAND

STRATHAM & EXETER N.H.
FOR LIONEL R. LABONTE

SCALE 1" = 100' DEC. 1987

SHEET 2 OF 2

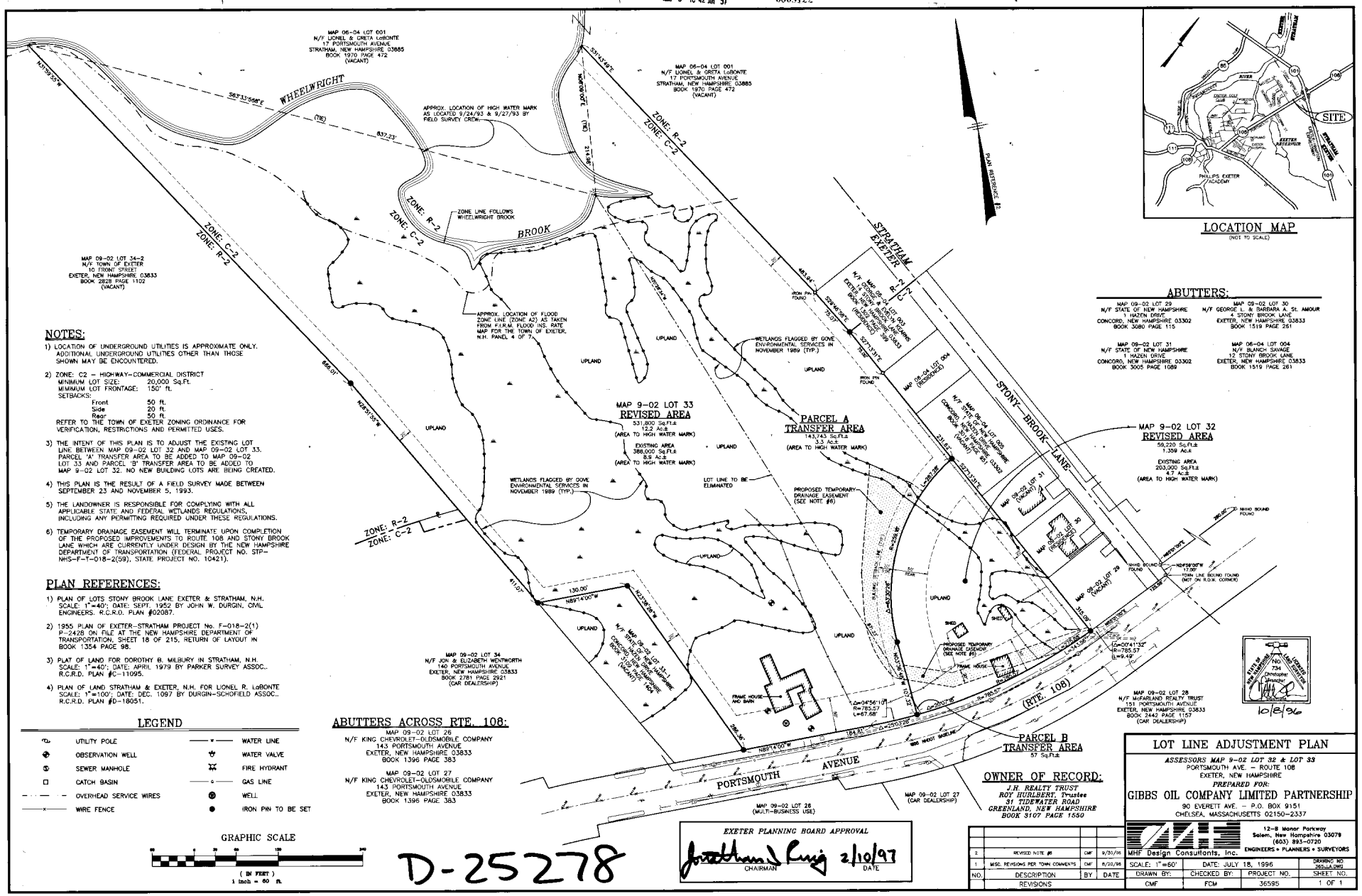
100 50 0 100 200 300
SCALE IN FEET

Francis J. Gannon

D-18051 sheet 2 of 2

PLAN NO. 50742
JOB NO. P-00970

Nov 5 10 42 AM '97 0009122



NOTES:

1) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.

2) ZONE: C2 – HIGHWAY-COMMERCIAL DISTRICT
MINIMUM LOT SIZE: 20,000 Sq.Ft.
MINIMUM LOT FRONTAGE: 150' ft.
SETBACKS:
Front 50 ft.
Side 20 ft.
Rear 50 ft.
REFER TO THE TOWN OF EXETER ZONING ORDINANCE FOR VERIFICATION, RESTRICTIONS AND PERMITTED USES.

3) THE INTENT OF THIS PLAN IS TO ADJUST THE EXISTING LOT LINE BETWEEN MAP 09-02 LOT 32 AND MAP 09-02 LOT 33. PARCEL 'A' TRANSFER AREA TO BE ADDED TO MAP 09-02 LOT 33 AND PARCEL 'B' TRANSFER AREA TO BE ADDED TO MAP 9-02 LOT 32. NO NEW BUILDING LOTS ARE BEING CREATED.

4) THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE BETWEEN SEPTEMBER 23 AND NOVEMBER 5, 1993.

5) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS.

6) TEMPORARY DRAINAGE EASEMENT WILL TERMINATE UPON COMPLETION OF THE PROPOSED IMPROVEMENTS TO ROUTE 108 AND STONY BROOK LANE WHICH ARE CURRENTLY UNDER DESIGN BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (FEDERAL PROJECT NO. STP-NHS-F-T-018-2(59), STATE PROJECT NO. 10421).

PLAN REFERENCES:

1) PLAN OF LOTS STONY BROOK LANE EXETER & STRATHAM, N.H. SCALE: 1"=40'; DATE: SEPT. 1952 BY JOHN W. DURGIN, CIVIL ENGINEERS. R.C.R.D. PLAN #02087.

2) 1955 PLAN OF EXETER-STRATHAM PROJECT No. F-018-2(1) P-2428 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, SHEET 18 OF 215, RETURN OF LAYOUT IN BOOK 1354 PAGE 98.

3) PLAT OF LAND FOR DOROTHY B. MILBURY IN STRATHAM, N.H. SCALE: 1"=40'; DATE: APRIL 1979 BY PARKER SURVEY ASSOC., R.C.R.D. PLAN #C-11095.

4) PLAN OF LAND STRATHAM & EXETER, N.H. FOR LIONEL R. LaBONTE SCALE: 1"=100'; DATE: DEC. 1987 BY DURGIN-SCHOFIELD ASSOC., R.C.R.D. PLAN #D-18051.

LEGEND

	UTILITY POLE	W	WATER LINE
	OBSERVATION WELL		WATER VALVE
S	SEWER MANHOLE		FIRE HYDRANT
	CATCH BASIN	G	GAS LINE
	OVERHEAD SERVICE WIRES		WELL
x	WIRE FENCE		IRON PIN TO BE SET

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ABUTTERS ACROSS RTE. 108:

MAP 09-02 LOT 26
N/F KING CHEVROLET-OLDSMOBILE COMPANY
143 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 1396 PAGE 383

MAP 09-02 LOT 27
N/F KING CHEVROLET-OLDSMOBILE COMPANY
143 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 1396 PAGE 383

ABUTTERS:

MAP 09-02 LOT 29
N/F STATE OF NEW HAMPSHIRE
1 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302
BOOK 3080 PAGE 115

MAP 09-02 LOT 30
N/F GEORGE L. & BARBARA A. St. AMOUR
4 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261

MAP 09-02 LOT 31
N/F STATE OF NEW HAMPSHIRE
1 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302
BOOK 3005 PAGE 1089

MAP 06-04 LOT 004
N/F BLANCH SAVAGE
12 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261

EXETER PLANNING BOARD APPROVAL
CHAIRMAN 2/10/97 DATE

D-25278

OWNER OF RECORD:

J.H. REALTY TRUST
ROY HURLBERT, Trustee
31 TIDEWATER ROAD
GREENLAND, NEW HAMPSHIRE
BOOK 3107 PAGE 1550

NO.	DESCRIPTION	BY	DATE
	REVISIONS		
2	REVISED NOTE #6	CMF	9/30/96
1	MISC. REVISIONS PER TOWN COMMENTS	CMF	8/20/96

LOT LINE ADJUSTMENT PLAN

ASSESSORS MAP 9-02 LOT 32 & LOT 33
PORTSMOUTH AVE. – ROUTE 108
EXETER, NEW HAMPSHIRE
PREPARED FOR:
GIBBS OIL COMPANY LIMITED PARTNERSHIP
90 EVERETT AVE. – P.O. BOX 9151
CHELSEA, MASSACHUSETTS 02150-2337

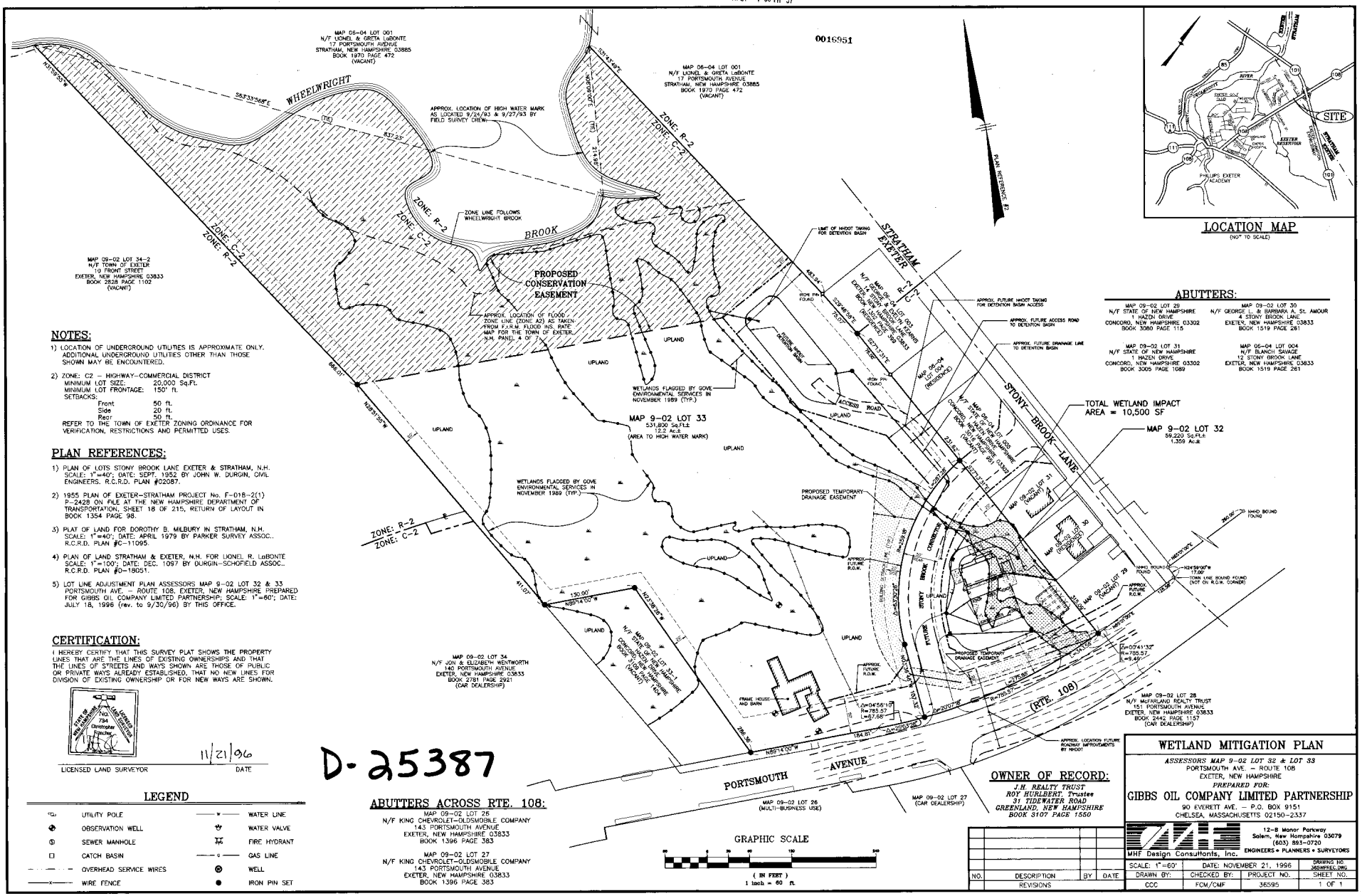
12-B Manor Parkway
Salem, New Hampshire 03079
(603) 893-0720
MHF Design Consultants, Inc. ENGINEERS • PLANNERS • SURVEYORS

SCALE: 1"=60'	DATE: JULY 18, 1996		DRAWING NO. 265-LLA.DWG
DRAWN BY: CMF	CHECKED BY: FCM	PROJECT NO. 36595	SHEET NO. 1 OF 1

LICENSED LAND SURVEYOR
No. 734
Christopher M. Fogg
10/8/96

Apr 21 1 00 PM '97

0016951


MAP 06-04 LOT 001
N/F LIONEL & GRETA LaBONTE
17 PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE 03885
BOOK 1970 PAGE 472
(VACANT)
WHEELWRIGHT BROOK
APPROX. LOCATION OF HIGH WATER MARK AS LOCATED 9/24/93 & 9/27/93 BY FIELD SURVEY CREW
ZONE: R-2
ZONE: C-2
ZONE LINE FOLLOWS WHEELWRIGHT BROOK
PROPOSED CONSERVATION EASEMENT
APPROX. LOCATION OF FLOOD ZONE LINE (ZONE A2) AS TAKEN FROM F.I.R.M. FLOOD INS. RATE MAP FOR THE TOWN OF EXETER, N.H. PANEL 4 OF 7
MAP 09-02 LOT 34-2
N/F TOWN OF EXETER
10 FRONT STREET
EXETER, NEW HAMPSHIRE 03833
BOOK 2828 PAGE 1102
(VACANT)
PLAN REFERENCE #5
LIMIT OF NHDOT TAKING FOR DETENTION BASIN
STRATHAM
EXETER
STONY BROOK LANE
APPROX. FUTURE NHDOT TAKING FOR DETENTION BASIN ACCESS
APPROX. FUTURE ACCESS ROAD TO DETENTION BASIN
APPROX. FUTURE DRAINAGE LINE TO DETENTION BASIN
MAP 06-04 LOT 003
N/F GEORGE L. & BARBARA A. St. AMOUR
4 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261
MAP 06-04 LOT 004
N/F BLANCH SAVAGE
12 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261
MAP 06-04 LOT 005
N/F STATE OF NEW HAMPSHIRE
1 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302
BOOK 3005 PAGE 1089
WETLANDS FLAGGED BY GOVE ENVIRONMENTAL SERVICES IN NOVEMBER 1989 (TYP.)
MAP 9-02 LOT 33
531,800 Sq.Ft.±
12.2 Ac.±
(AREA TO HIGH WATER MARK)
UPLAND
ACCESS ROAD
TOTAL WETLAND IMPACT AREA = 10,500 SF
MAP 9-02 LOT 32
59,220 Sq.Ft.±
1.359 Ac.±
PROPOSED TEMPORARY DRAINAGE EASEMENT
MAP 09-02 LOT 31
(VACANT)
MAP 09-02 LOT 30
(RESIDENCE)
MAP 09-02 LOT 29
(VACANT)
NHHD BOUND FOUND
TOWN LINE BOUND FOUND (NOT ON R.O.W. CORNER)
APPROX. FUTURE R.O.W.
PROPOSED TEMPORARY DRAINAGE EASEMENT
MAP 09-02 LOT 28
N/F McFARLAND REALTY TRUST
151 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 2442 PAGE 1157
(CAR DEALERSHIP)
APPROX. LOCATION FUTURE ROADWAY IMPROVEMENTS BY NHDOT
MAP 09-02 LOT 34
N/F JON & ELIZABETH WENTWORTH
160 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 2781 PAGE 2921
(CAR DEALERSHIP)
FRAME HOUSE AND BARN
MAP 09-02 LOT 27
(CAR DEALERSHIP)
MAP 09-02 LOT 26
(MULTI-BUSINESS USE)
PORTSMOUTH AVENUE
(RTE. 108)
SITE
PHILLIPS EXETER ACADEMY
EXETER HOSPITAL
EXETER GOLF CLUB
EXETER RIVER

LOCATION MAP

(NOT TO SCALE)

ABUTTERS:

MAP 09-02 LOT 29
N/F STATE OF NEW HAMPSHIRE
1 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302
BOOK 3080 PAGE 115

MAP 09-02 LOT 30
N/F GEORGE L. & BARBARA A. St. AMOUR
4 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261

MAP 09-02 LOT 31
N/F STATE OF NEW HAMPSHIRE
1 HAZEN DRIVE
CONCORD, NEW HAMPSHIRE 03302
BOOK 3005 PAGE 1089

MAP 06-04 LOT 004
N/F BLANCH SAVAGE
12 STONY BROOK LANE
EXETER, NEW HAMPSHIRE 03833
BOOK 1519 PAGE 261

NOTES:

1) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.

2) ZONE: C2 – HIGHWAY–COMMERCIAL DISTRICT
MINIMUM LOT SIZE: 20,000 Sq.Ft.
MINIMUM LOT FRONTAGE: 150' ft.
SETBACKS:
Front 50 ft.
Side 20 ft.
Rear 50 ft.
REFER TO THE TOWN OF EXETER ZONING ORDINANCE FOR VERIFICATION, RESTRICTIONS AND PERMITTED USES.

PLAN REFERENCES:

1) PLAN OF LOTS STONY BROOK LANE EXETER & STRATHAM, N.H. SCALE: 1"=40'; DATE: SEPT. 1952 BY JOHN W. DURGIN, CIVIL ENGINEERS. R.C.R.D. PLAN #02087.

2) 1955 PLAN OF EXETER–STRATHAM PROJECT No. F–018–2(1) P–2428 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, SHEET 18 OF 215, RETURN OF LAYOUT IN BOOK 1354 PAGE 98.

3) PLAT OF LAND FOR DOROTHY B. MILBURY IN STRATHAM, N.H. SCALE: 1"=40'; DATE: APRIL 1979 BY PARKER SURVEY ASSOC.. R.C.R.D. PLAN #C–11095.

4) PLAN OF LAND STRATHAM & EXETER, N.H. FOR LIONEL R. LaBONTE SCALE: 1"=100'; DATE: DEC. 1097 BY DURGIN–SCHOFIELD ASSOC.. R.C.R.D. PLAN #0–18051.

5) LOT LINE ADJUSTMENT PLAN ASSESSORS MAP 9–02 LOT 32 & 33 PORTSMOUTH AVE. – ROUTE 108, EXETER, NEW HAMPSHIRE PREPARED FOR GIBBS OIL COMPANY LIMITED PARTNERSHIP; SCALE: 1"=80'; DATE: JULY 18, 1996 (rev. to 9/30/96) BY THIS OFFICE.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE WAYS ALREADY ESTABLISHED, THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

STATE OF NEW HAMPSHIRE LAND SURVEYOR NO. 734 Christopher Crotches

11/21/96

LICENSED LAND SURVEYOR DATE

D-25387

LEGEND

⊕	UTILITY POLE	—w—	WATER LINE
◉	OBSERVATION WELL	⊎	WATER VALVE
Ⓢ	SEWER MANHOLE	⊞	FIRE HYDRANT
□	CATCH BASIN	—g—	GAS LINE
- - - -	OVERHEAD SERVICE WIRES	⊗	WELL
—x—	WIRE FENCE	●	IRON PIN SET

ABUTTERS ACROSS RTE. 108:

MAP 09–02 LOT 25
N/F KING CHEVROLET–OLDSMOBILE COMPANY
143 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 1396 PAGE 383

MAP 09–02 LOT 27
N/F KING CHEVROLET–OLDSMOBILE COMPANY
143 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE 03833
BOOK 1396 PAGE 383

OWNER OF RECORD:

J.H. REALTY TRUST
ROY HURLBERT, Trustee
31 TIDEWATER ROAD
GREENLAND, NEW HAMPSHIRE
BOOK 3107 PAGE 1550

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

WETLAND MITIGATION PLAN

ASSESSORS MAP 9–02 LOT 32 & LOT 33
PORTSMOUTH AVE. – ROUTE 108
EXETER, NEW HAMPSHIRE
PREPARED FOR:
GIBBS OIL COMPANY LIMITED PARTNERSHIP
90 EVERETT AVE. – P.O. BOX 9151
CHELSEA, MASSACHUSETTS 02150–2337

MHF Design Consultants, Inc.
12–B Manor Parkway
Salem, New Hampshire 03079
(603) 893–0720
ENGINEERS • PLANNERS • SURVEYORS

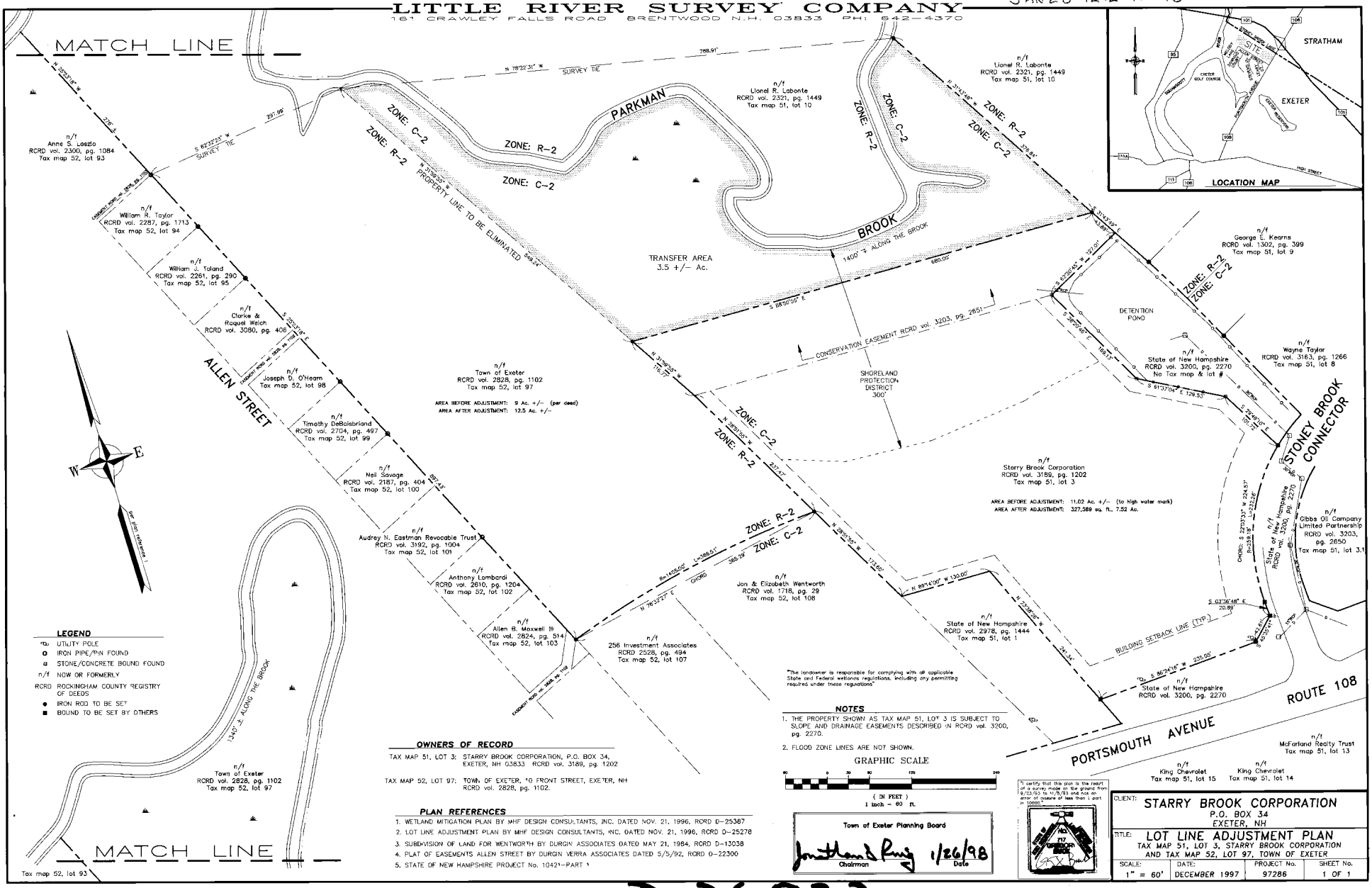
SCALE: 1"=60'	DATE: NOVEMBER 21, 1996		DRAWING NO: 36595PREC.DWG
DRAWN BY:	CHECKED BY:	PROJECT NO.	SHEET NO.
CCC	FCM/CMF	36595	1 OF 1

Jan 28 12 21 PM '98 0611984

JAN 28 12:21 PM '98

LITTLE RIVER SURVEY COMPANY

161 CRAWLEY FALLS ROAD BRENTWOOD N.H. 03833 PH: 642-4370


MATCH LINE
N 22°23'18" W
278.6'
S 82°32'23" W
237.96'
SURVEY TIE
N 78°22'31" W
788.91'
SURVEY TIE
PARKMAN BROOK
ZONE: R-2
ZONE: C-2
n/f Anne S. Laszlo RCRD vol. 2300, pg. 1084 Tax map 52, lot 93
n/f William R. Taylor RCRD vol. 2287, pg. 1713 Tax map 52, lot 94
n/f William J. Toland RCRD vol. 2261, pg. 290 Tax map 52, lot 95
n/f Clarke & Raquel Welch RCRD vol. 3080, pg. 408
n/f Joseph D. O'Hearn Tax map 52, lot 98
n/f Timothy DeBalsbriand RCRD vol. 2704, pg. 497 Tax map 52, lot 99
n/f Neil Savage RCRD vol. 2187, pg. 404 Tax map 52, lot 100
n/f Audrey N. Eastman Revocable Trust RCRD vol. 3192, pg. 1004 Tax map 52, lot 101
n/f Anthony Lombardi RCRD vol. 2610, pg. 1204 Tax map 52, lot 102
n/f Allen B. Maxwell III RCRD vol. 2824, pg. 514 Tax map 52, lot 103
n/f Lionel R. Labonte RCRD vol. 2321, pg. 1449 Tax map 51, lot 10
n/f Town of Exeter RCRD vol. 2828, pg. 1102 Tax map 52, lot 97
AREA BEFORE ADJUSTMENT: 9 Ac. +/- (per deed)
AREA AFTER ADJUSTMENT: 12.5 Ac. +/-
PROPERTY LINE TO BE ELIMINATED 548.24'
TRANSFER AREA 3.5 +/- Ac.
1400' +/- ALONG THE BROOK
CONSERVATION EASEMENT RCRD vol. 3203, pg. 2651
SHORELAND PROTECTION DISTRICT 300'
ALLEN STREET
n/f 256 Investment Associates RCRD 2528, pg. 494 Tax map 52, lot 107
n/f Jon & Elizabeth Wentworth RCRD vol. 1718, pg. 29 Tax map 52, lot 108
n/f Starry Brook Corporation RCRD vol. 3189, pg. 1202 Tax map 51, lot 3
AREA BEFORE ADJUSTMENT: 11.02 Ac. +/- (to high water mark)
AREA AFTER ADJUSTMENT: 327,589 sq. ft., 7.52 Ac.
n/f State of New Hampshire RCRD vol. 2978, pg. 1444 Tax map 51, lot 1
n/f State of New Hampshire RCRD vol. 3200, pg. 2270
n/f State of New Hampshire RCRD vol. 3200, pg. 2270 No Tax map & lot #
n/f George E. Kearns RCRD vol. 1302, pg. 399 Tax map 51, lot 9
n/f Wayne Taylor RCRD vol. 3163, pg. 1266 Tax map 51, lot 8
n/f Glibbs Oil Company Limited Partnership RCRD vol. 3203, pg. 2650 Tax map 51, lot 3.1
n/f McFarland Realty Trust Tax map 51, lot 13
n/f King Chevrolet Tax map 51, lot 15
n/f King Chevrolet Tax map 51, lot 14
DETENTION POND
STONEY BROOK CONNECTOR
ROUTE 108
PORTSMOUTH AVENUE
BUILDING SETBACK LINE (TYP.)
STRATHAM
EXETER
LOCATION MAP
MATCH LINE
Tax map 52, lot 93

LEGEND

- ⌀ UTILITY POLE
- O IRON PIPE/PIN FOUND
- ⊡ STONE/CONCRETE BOUND FOUND
- n/f NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- ● IRON ROD TO BE SET
- ■ BOUND TO BE SET BY OTHERS

OWNERS OF RECORD

TAX MAP 51, LOT 3: STARRY BROOK CORPORATION, P.O. BOX 34, EXETER, NH 03833 RCRD vol. 3189, pg. 1202

TAX MAP 52, LOT 97: TOWN OF EXETER, 10 FRONT STREET, EXETER, NH RCRD vol. 2828, pg. 1102.

PLAN REFERENCES

1. WETLAND MITIGATION PLAN BY MHF DESIGN CONSULTANTS, INC. DATED NOV. 21, 1996, RCRD D-25387
2. LOT LINE ADJUSTMENT PLAN BY MHF DESIGN CONSULTANTS, INC. DATED NOV. 21, 1996, RCRD D-25278
3. SUBDIVISION OF LAND FOR WENTWORTH BY DURGIN ASSOCIATES DATED MAY 21, 1984, RCRD D-13038
4. PLAT OF EASEMENTS ALLEN STREET BY DURGIN VERRA ASSOCIATES DATED 5/5/92, RCRD D-22300
5. STATE OF NEW HAMPSHIRE PROJECT No. 10421-PART 1

"The landowner is responsible for complying with all applicable State and Federal wetlands regulations, including any permitting required under these regulations"

NOTES

1. THE PROPERTY SHOWN AS TAX MAP 51, LOT 3 IS SUBJECT TO SLOPE AND DRAINAGE EASEMENTS DESCRIBED IN RCRD vol. 3200, pg. 2270.
2. FLOOD ZONE LINES ARE NOT SHOWN.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Town of Exeter Planning Board

Chairman 1/26/98 Date

"I certify that this plan is the result of a survey made on the ground from 9/23/93 to 11/3/93 and has an error of closure of less than 1 part in 10000."

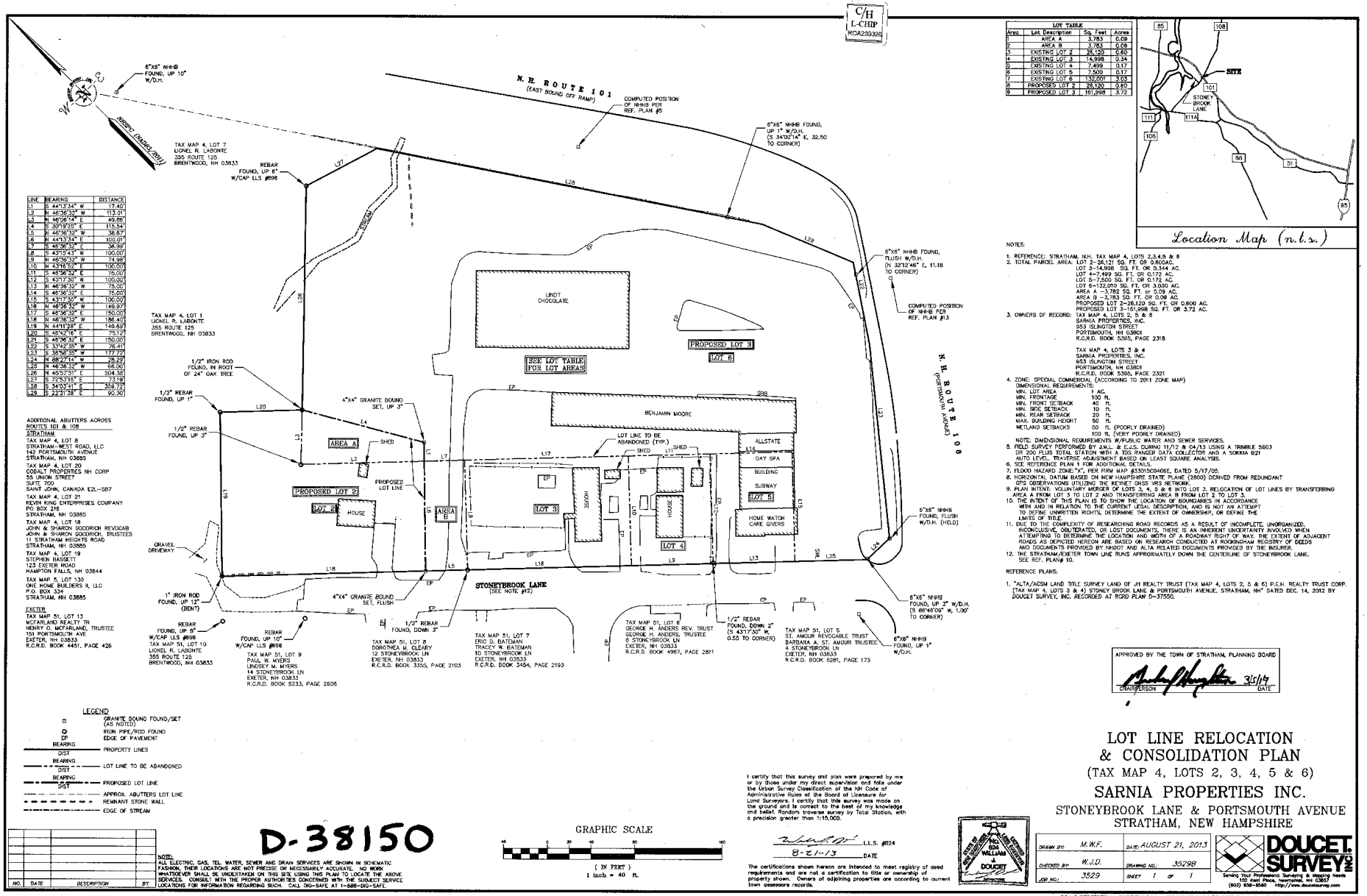
CLIENT:	STARRY BROOK CORPORATION P.O. BOX 34 EXETER, NH
TITLE:	LOT LINE ADJUSTMENT PLAN TAX MAP 51, LOT 3, STARRY BROOK CORPORATION AND TAX MAP 52, LOT 97, TOWN OF EXETER

SCALE:	DATE:	PROJECT No.	SHEET No.
1" = 60'	DECEMBER 1997	97286	1 OF 1

D-26032

2014 MAR -6 AM 9:05

007556



LOT TABLE			
Area	Lot Description	Sq. Feet	Acres
1	AREA A	3,783	0.09
2	AREA B	3,783	0.09
3	EXISTING LOT 2	26,120	0.60
4	EXISTING LOT 3	14,998	0.34
5	EXISTING LOT 4	7,499	0.17
6	EXISTING LOT 5	7,500	0.17
7	EXISTING LOT 6	132,001	3.03
8	PROPOSED LOT 2	26,120	0.60
9	PROPOSED LOT 3	161,998	3.72

Location Map (n.t.s.)

LINE	BEARING	DISTANCE
L1	S 44°13'34" W	17.40'
L2	N 46°36'32" W	113.01'
L3	N 46°08'14" E	49.86'
L4	S 30°19'20" E	113.54'
L5	N 46°36'32" W	38.67'
L6	N 44°13'34" E	100.01'
L7	S 46°36'32" E	36.99'
L8	S 43°15'43" W	100.00'
L9	N 46°36'32" W	74.98'
L10	N 43°16'52" E	100.00'
L11	S 46°36'32" E	75.00'
L12	S 43°17'30" W	100.00'
L13	N 46°36'32" W	75.00'
L14	S 46°36'32" E	75.00'
L15	S 43°17'30" W	100.00'
L16	N 46°36'32" W	149.97'
L17	S 46°36'32" E	150.00'
L18	N 46°36'32" W	186.40'
L19	N 44°11'28" E	149.69'
L20	S 45°42'16" E	75.12'
L21	S 46°36'32" E	150.00'
L22	S 33°42'35" W	76.41'
L23	S 38°58'35" W	177.79'
L24	N 68°27'14" W	28.29'
L25	N 46°36'32" W	66.00'
L26	N 45°57'51" E	204.38'
L27	S 72°53'15" E	73.19'
L28	S 34°03'41" E	359.72'
L29	S 22°31'38" E	90.30'

ADDITIONAL ABUTTERS ACROSS ROUTES 101 & 108

STRATHAM

TAX MAP 4, LOT 8
STRATHAM-WEST ROAD, LLC
142 PORTSMOUTH AVENUE
STRATHAM, NH 03885

TAX MAP 4, LOT 20
COBALT PROPERTIES NH CORP
55 UNION STREET
SUITE 700
SAINT JOHN, CANADA E2L-587

TAX MAP 4, LOT 21
KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885

TAX MAP 4, LOT 18
JOHN & SHARON GOODRICH REVOCAB
JOHN & SHARON GOODRICH, TRUSTEES
11 STRATHAM HEIGHTS ROAD
STRATHAM, NH 03885

TAX MAP 4, LOT 19
STEPHEN BASSETT
123 EXETER ROAD
HAMPTON FALLS, NH 03844

TAX MAP 5, LOT 130
ONE HOME BUILDERS II, LLC
P.O. BOX 334
STRATHAM, NH 03885

EXETER

TAX MAP 51, LOT 13
MCFARLAND REALTY TR
HENRY D. MCFARLAND, TRUSTEE
164 PORTSMOUTH AVE
EXETER, NH 03833
R.C.R.D. BOOK 4451, PAGE 426

NOTES:

1. REFERENCE: STRATHAM, N.H. TAX MAP 4, LOTS 2,3,4,5 & 6
2. TOTAL PARCEL AREA: LOT 2-26,121 SQ. FT. OR 0.600AC.
   LOT 3-14,998 SQ. FT. OR 0.344 AC.
   LOT 4-7,499 SQ. FT. OR 0.172 AC.
   LOT 5-7,500 SQ. FT. OR 0.172 AC.
   LOT 6-132,010 SQ. FT. OR 3.030 AC.
   AREA A -3,782 SQ. FT. or 0.09 AC.
   AREA B -3,783 SQ. FT. OR 0.09 AC.
   PROPOSED LOT 2-26,120 SQ. FT. OR 0.600 AC.
   PROPOSED LOT 3-161,998 SQ. FT. OR 3.72 AC.
3. OWNERS OF RECORD: TAX MAP 4, LOTS 2, 5 & 6
   SARNIA PROPERTIES, INC.
   953 ISLINGTON STREET
   PORTSMOUTH, NH 03801
   R.C.R.D. BOOK 5365, PAGE 2318

   TAX MAP 4, LOTS 3 & 4
   SARNIA PROPERTIES, INC.
   953 ISLINGTON STREET
   PORTSMOUTH, NH 03801
   R.C.R.D. BOOK 5365, PAGE 2321
4. ZONE: SPECIAL COMMERCIAL (ACCORDING TO 2011 ZONE MAP)
   DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	1 AC.
MIN. FRONTAGE	100 ft.
MIN. FRONT SETBACK	40 ft.
MIN. SIDE SETBACK	10 ft.
MIN. REAR SETBACK	20 ft.
MAX. BUILDING HEIGHT	50 ft.
WETLAND SETBACKS	50 ft. (POORLY DRAINED)
	100 ft. (VERY POORLY DRAINED)

   NOTE: DIMENSIONAL REQUIREMENTS W/PUBLIC WATER AND SEWER SERVICES.
5. FIELD SURVEY PERFORMED BY J.M.L. & E.J.S. DURING 11/12 & 04/13 USING A TRIMBLE S603 DR 200 PLUS TOTAL STATION WITH A TDS RANGER DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. SEE REFERENCE PLAN 1 FOR ADDITIONAL DETAILS.
7. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33015C0408E, DATED 5/17/05.
8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE NEVNET GNSS VRS NETWORK.
9. PLAN INTENT: VOLUNTARY MERGER OF LOTS 3, 4, 5 & 6 INTO LOT 2, RELOCATION OF LOT LINES BY TRANSFERRING AREA A FROM LOT 3 TO LOT 2 AND TRANSFERRING AREA B FROM LOT 2 TO LOT 3.
10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
11. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ADJACENT ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT ROCKINGHAM REGISTRY OF DEEDS AND DOCUMENTS PROVIDED BY NHDOT AND ALTA RELATED DOCUMENTS PROVIDED BY THE INSURER.
12. THE STRATHAM/EXETER TOWN LINE RUNS APPROXIMATELY DOWN THE CENTERLINE OF STONEYBROOK LANE. SEE REF. PLAN# 10.

REFERENCE PLANS:

1. "ALTA/ACSM LAND TITLE SURVEY LAND OF JH REALTY TRUST (TAX MAP 4, LOTS 2, 5 & 6) P.E.H. REALTY TRUST CORP. (TAX MAP 4, LOTS 3 & 4) STONEY BROOK LANE & PORTSMOUTH AVENUE, STRATHAM, NH" DATED DEC. 14, 2012 BY DOUCET SURVEY, INC. RECORDED AT RCRD PLAN D-37550.

APPROVED BY THE TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON _____ DATE 3/6/14

LEGEND

- ⊡ GRANITE BOUND FOUND/SET (AS NOTED)
- ○ IRON PIPE/ROD FOUND
- EP EDGE OF PAVEMENT
- BEARING / DIST — PROPERTY LINES
- BEARING / DIST — LOT LINE TO BE ABANDONED
- BEARING / DIST — PROPOSED LOT LINE
- APPROX. ABUTTERS LOT LINE
- REMNANT STONE WALL
- EDGE OF STREAM

NO.	DATE	DESCRIPTION	BY

D-38150

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

L.L.S. #824

8-21-13 DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

LOT LINE RELOCATION & CONSOLIDATION PLAN

(TAX MAP 4, LOTS 2, 3, 4, 5 & 6)

SARNIA PROPERTIES INC.

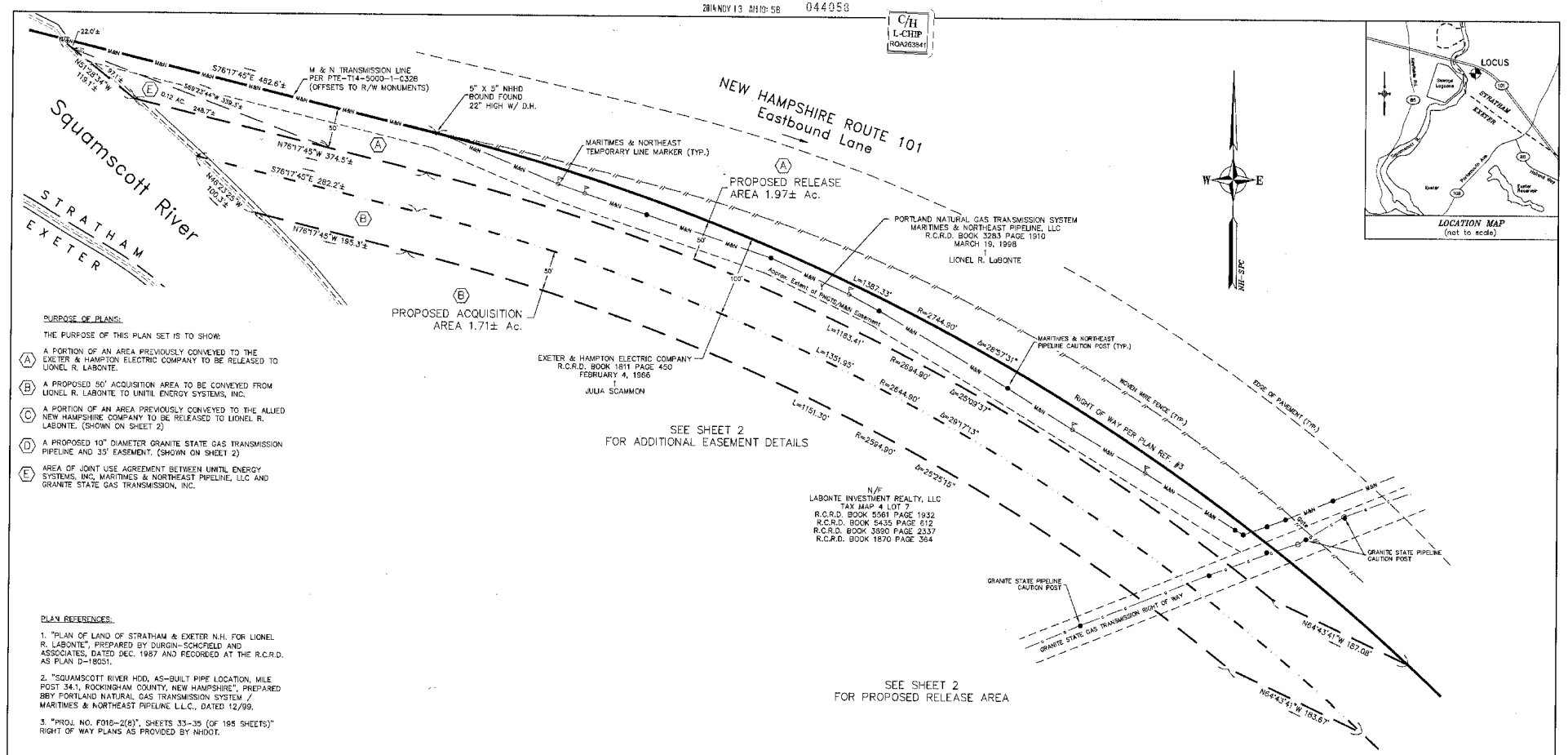
STONEYBROOK LANE & PORTSMOUTH AVENUE
STRATHAM, NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	AUGUST 21, 2013
CHECKED BY:	W.J.D.	DRAWING NO.:	35298
JOB NO.:	3529	SHEET	1 OF 1

DOUCET SURVEY INC.
Serving Your Professional Surveying & Mapping Needs
155 Kent Place, Newmarket, NH 03857
(603) 659-2560 http://www.doucetsurvey.com

2014 NOV 13 AM 10:58 044058

C/H
L-CHIP
ROA263841



PURPOSE OF PLANS:

THE PURPOSE OF THIS PLAN SET IS TO SHOW:

(A) A PORTION OF AN AREA PREVIOUSLY CONVEYED TO THE EXETER & HAMPTON ELECTRIC COMPANY TO BE RELEASED TO LIONEL R. LABONTE.

(B) A PROPOSED 50' ACQUISITION AREA TO BE CONVEYED FROM LIONEL R. LABONTE TO UNITIL ENERGY SYSTEMS, INC.

(C) A PORTION OF AN AREA PREVIOUSLY CONVEYED TO THE ALLIED NEW HAMPSHIRE COMPANY TO BE RELEASED TO LIONEL R. LABONTE. (SHOWN ON SHEET 2)

(D) A PROPOSED 10" DIAMETER GRANITE STATE GAS TRANSMISSION PIPELINE AND 35' EASEMENT. (SHOWN ON SHEET 2)

(E) AREA OF JOINT USE AGREEMENT BETWEEN UNITIL ENERGY SYSTEMS, INC., MARITIMES & NORTHEAST PIPELINE, LLC AND GRANITE STATE GAS TRANSMISSION, INC.

PLAN REFERENCES:

1. "PLAN OF LAND OF STRATHAM & EXETER N.H. FOR LIONEL R. LABONTE", PREPARED BY DURGIN-SCHOFIELD AND ASSOCIATES, DATED DEC. 1987 AND RECORDED AT THE R.C.R.D. AS PLAN D-18051.

2. "SQUAMSCOTT RIVER HDD, AS-BUILT PIPE LOCATION, MILE POST 34.1, ROCKINGHAM COUNTY, NEW HAMPSHIRE", PREPARED BBY PORTLAND NATURAL GAS TRANSMISSION SYSTEM / MARITIMES & NORTHEAST PIPELINE L.L.C., DATED 12/99.

3. "PROJ. NO. F016-2(8)", SHEETS 33-35 (OF 195 SHEETS)" RIGHT OF WAY PLANS AS PROVIDED BY NHDOT.

NOTES:

1. OWNERS OF RECORD:

TAX MAP 4 LOT 7
LABONTE INVESTMENT REALTY, LLC
R.C.R.D. BOOK 5561 PAGE 1932
DATED SEPTEMBER 3, 2014

2. BASIS OF BEARING IS PER NEW HAMPSHIRE STATE PLANE.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFICATION

"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

Peter L. Agrodnia, L.L.S. #829

Date: 11/13/14

REV.	DATE	STATUS	BY	CHKD	APPD.
C	11/5/14	UPDATE OWNERSHIP INFORMATION	A.M.P.	P.L.A.	P.L.A.
B	8/22/14	ADD L.U.A. AREA (E)	A.M.P.	P.L.A.	P.L.A.
A	8/14/14	REVISE EASEMENT RELEASE AREA (A)	A.M.P.	P.L.A.	P.L.A.

D-38546
Sheet 1 of 2

PLAN SHOWING EXISTING & PROPOSED EASEMENTS

FOR LOCATION AT
Route 101
Stratham, Rockingham County, New Hampshire
PREPARED FOR
Unitil Energy Systems, Inc.
6 Liberty Lane West, Hampton, NH 03842
AND
Granite State Gas Transmission, Inc.
325 West Road, Portsmouth, NH 03831

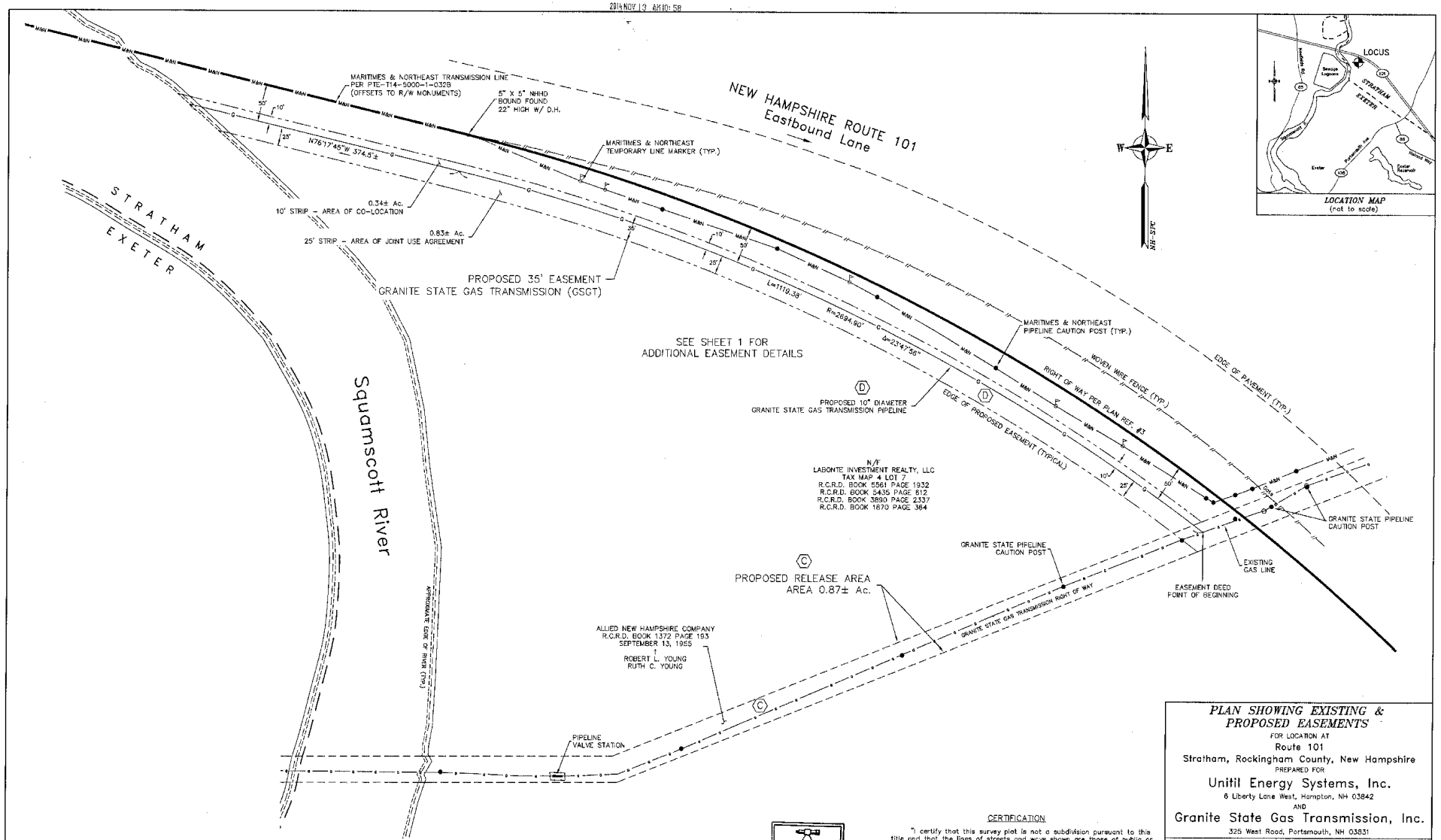
North
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 60'	13644	3/11/14	1 of 2	A.M.P.	P.L.A.

DRAWING No: 13644 PROPOSED EASEMENT
FIELD BOOK No: "Unitil #1 & #2"

Tax Map 4 Lot 7

2014 NOV 13 AM 10:58



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFICATION

"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

Peter L. Agrodnia, L.L.S. #829

Date: 11/13/14

REV.	DATE	STATUS	BY	CHKD	APPD.
A.	11/5/14	UPDATE OWNERSHIP INFORMATION	A.M.P.	P.L.A.	P.L.A.

PLAN SHOWING EXISTING & PROPOSED EASEMENTS

FOR LOCATION AT
Route 101
Stratham, Rockingham County, New Hampshire
PREPARED FOR
Unitil Energy Systems, Inc.
6 Liberty Lane West, Hampton, NH 03842
AND
Granite State Gas Transmission, Inc.
325 West Road, Portsmouth, NH 03831

North
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 60'	13644	3/11/14	2 of 2	A.M.P.	P.L.A.

DRAWING No: 13644 PROPOSED EASEMENT
FIELD BOOK No: "Unitil #1 & #2"

Tax Map 4 Lot 7

D-38546
Sheet 2 of 2

PAR. NO.	PROPERTY OWNER	AREA OF TAKE	REMAINDER		EASEMENT					REV. NO.
			LT.	RT.	PERMANENT		TEMPORARY CONSTRUCTION			
		AC.	AC.	AC.	S.F.	TYPE	S.F.	DESCRIPTION	EXPIRES	
186	LABONTE, LIONEL R. & GRETA E.	(SEE SHEET NO. 34)								

REVISIONS AFTER PROPOSAL

NUMBER	DATE	STATION	STATION	DESCRIPTION

NOTEBOOKS

BOOK		PAGE
BOOK		PAGE
BOOK		PAGE

EXISTING DETAIL	DATE	
PROPOSED DESIGN	DATE	1-30-98
SHEET CHECKED	DATE	1-30-98
AS BUILT DETAILS	DATE	

PAR
CED

562
JULIA SCAMMON HEIRS

187
LABONTE,
LIONEL R. & GRETA E.

186
LABONTE,
LIONEL R. & GRETA E.

GRID

Wooded Area

WL 95

WL 96

Existing L.A. R.O.W.

R.O.W. Fence

STA. 155 + 35 BEGIN 10421
(R.O.W. PROJECT)

SLOPE LINE

N.H. ROUTE 101 WESTBOUND

N.H. ROUTE 101 EASTBOUND

144+00 145+00 146+00 147+00 148+00 149+00 150+00 151+00 152+00 155+00

18" RCP

EXETER/HAMPTON
ELECTRIC CO. EASEMENT

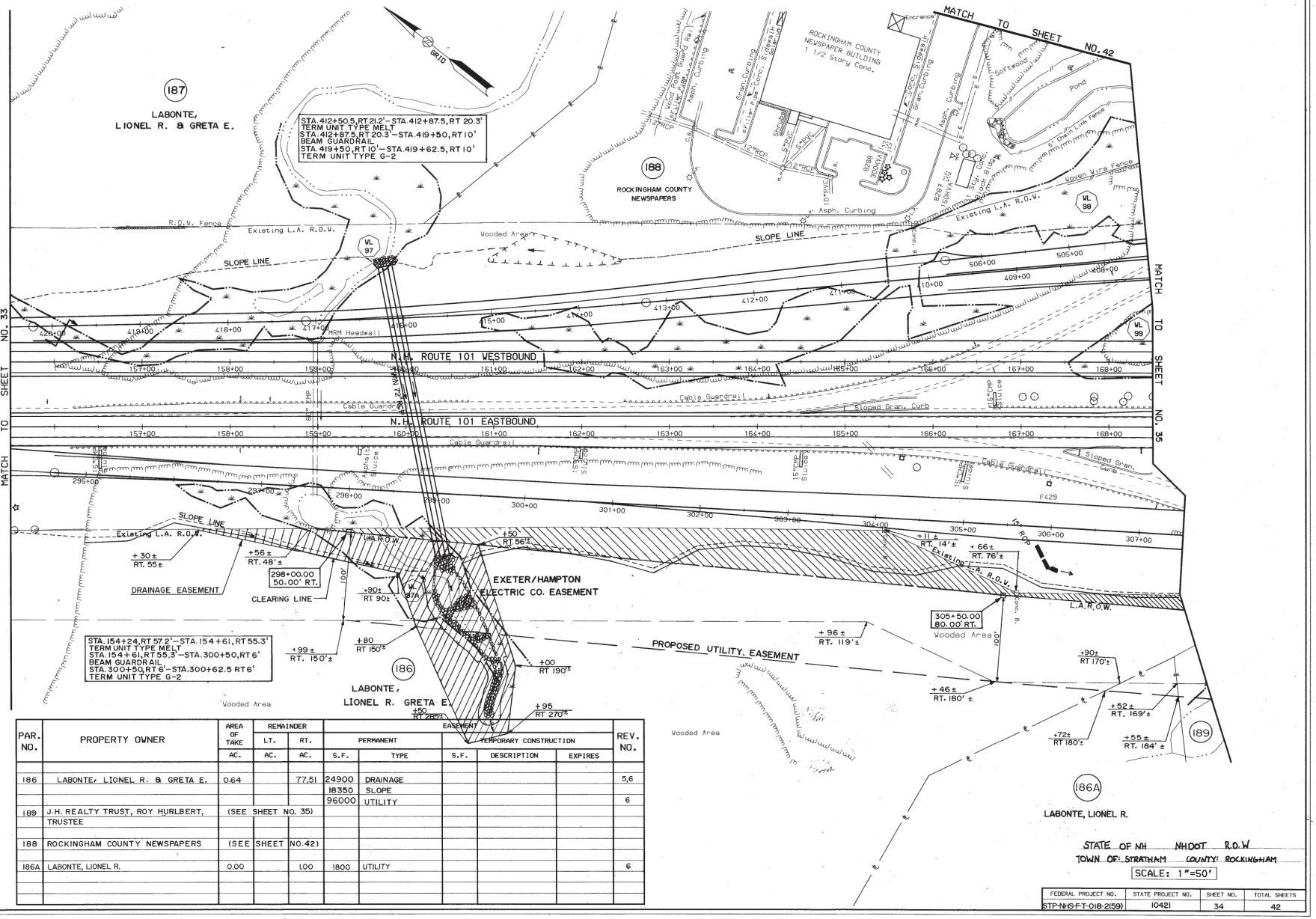
STA. 154+24, RT 57.2' – STA. 154+61, RT 55.3'
TERM. UNIT TYPE MELT
STA. 154+61, RT 55.3' – STA. 300+50, RT 6'
BEAM GUARDRAIL
STA. 300+50, RT 6' – STA. 300+62.5, RT 6'
TERM. UNIT TYPE G-2

MATCH TO SHEET NO. 34

STATE OF NH NHDOT R.O.W.
TOWN OF: STRATHAM COUNTY OF: ROCKINGHAM

SCALE: 1"=50'

FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
STP-NHS-F-T-018-2(59)	10421	33	42



PAR. NO.	PROPERTY OWNER	AREA OF TAKE	REMAINDER		EASEMENT					REV. NO.
			LT.	RT.	PERMANENT		TEMPORARY CONSTRUCTION			
		AC.	AC.	AC.	S.F.	TYPE	S.F.	DESCRIPTION	EXPIRES	
186	LABONTE, LIONEL R. & GRETA E.	0.64		77.51	24900	DRAINAGE				5,6
					18350	SLOPE				
					96000	UTILITY				6
189	J.H. REALTY TRUST, ROY HURLBERT, TRUSTEE	(SEE SHEET NO. 35)								
188	ROCKINGHAM COUNTY NEWSPAPERS	(SEE SHEET NO. 42)								
186A	LABONTE, LIONEL R.	0.00		1.00	1800	UTILITY				6

REVISIONS AFTER PROPOSAL

NUMBER	DATE	STATION	DESCRIPTION

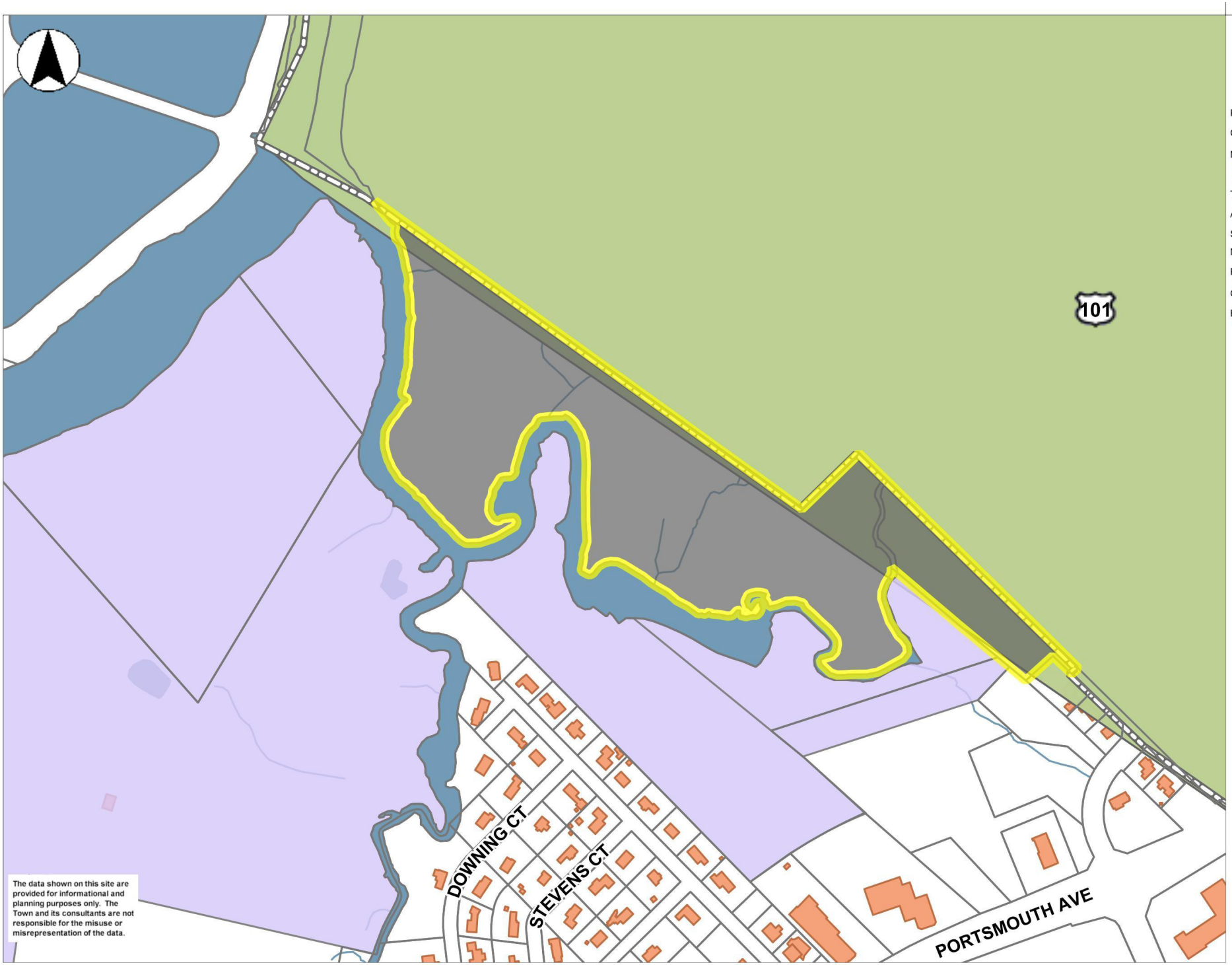
NOTEBOOKS

BOOK		PAGE	
BOOK		PAGE	
BOOK		PAGE	

EXISTING DETAIL	DATE	
PROPOSED DESIGN	DATE	1-30-98
PAR		
SHEET CHECKED	DATE	1-30-98
OED		
AS BUILT DETAILS	DATE	

STATE OF NH NHDOT R.O.W
TOWN OF: STRATHAM COUNTY: ROCKINGHAM
SCALE: 1"=50'

FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
STP-NHS-F-T-018-2(59)	10421	34	42

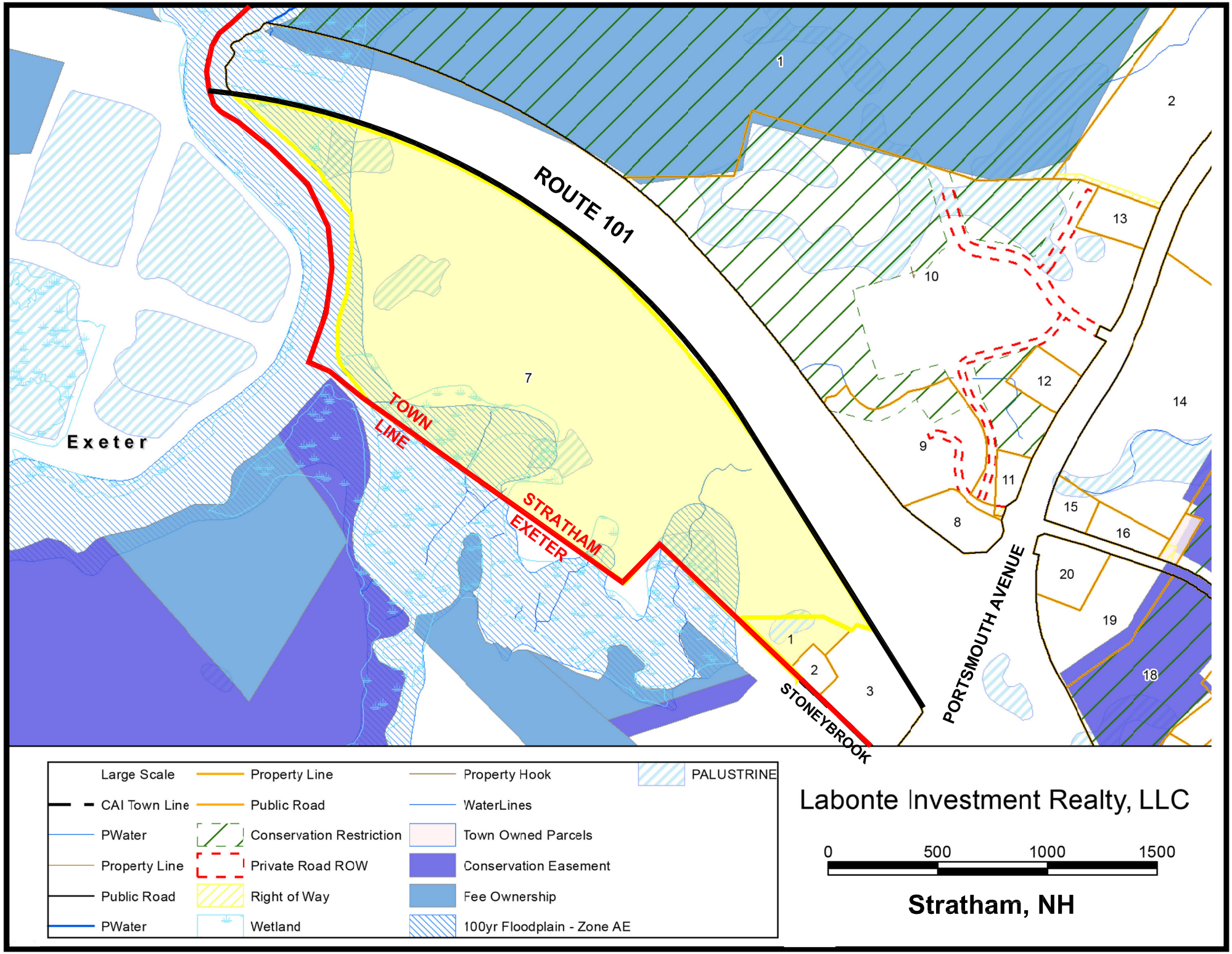

101
DOWNING CT
STEVENS CT
PORTSMOUTH AVE
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Parcels
Conservation Areas
NH Highways
Interstate
US Highway
State Highway
Town Boundary
Abutting Towns
Streets (Updated Feb 201
Misc Streams
Parcel Streams
Open Water
Buildings

0 500 1000 ft

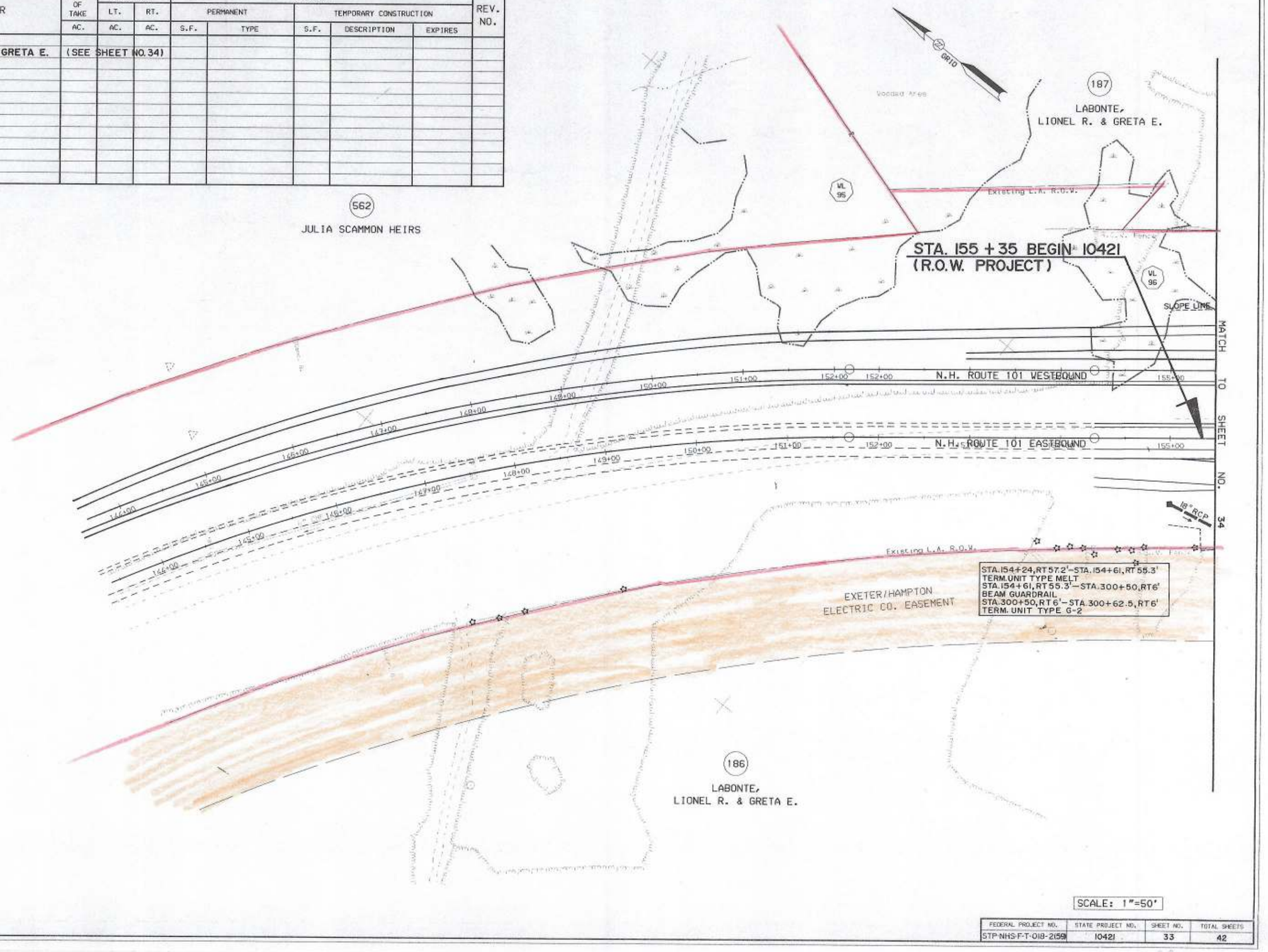
Printed on 09/08/2020 at 04:09 PM

Exeter MapsOnline


ROUTE 101
TOWN LINE
STRATHAM
EXETER
Exeter
STONEYBROOK
PORTSMOUTH AVENUE
1
2
3
7
8
9
10
11
12
13
14
15
16
18
19
20
Large Scale
CAI Town Line
PWater
Property Line
Public Road
PWater
Property Line
Public Road
Conservation Restriction
Private Road ROW
Right of Way
Wetland
Property Hook
WaterLines
Town Owned Parcels
Conservation Easement
Fee Ownership
100yr Floodplain - Zone AE
PALUSTRINE
Labonte Investment Realty, LLC
0
500
1000
1500
Stratham, NH

See Project Exeter- Stratham F018-2(8) P-3380-A - (4B) for acquisition

PAR. NO.	PROPERTY OWNER	AREA OF TAKE	REMAINDER		EASEMENT					REV. NO.
			LT.	RT.	PERMANENT		TEMPORARY CONSTRUCTION			
		AC.	AC.	AC.	S.F.	TYPE	S.F.	DESCRIPTION	EXPIRES	
186	LABONTE, LIONEL R. & GRETA E.	(SEE SHEET NO. 34)								



SCALE: 1"=50'

FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
STP-NHS-F-T-018-2(59)	10421	33	42

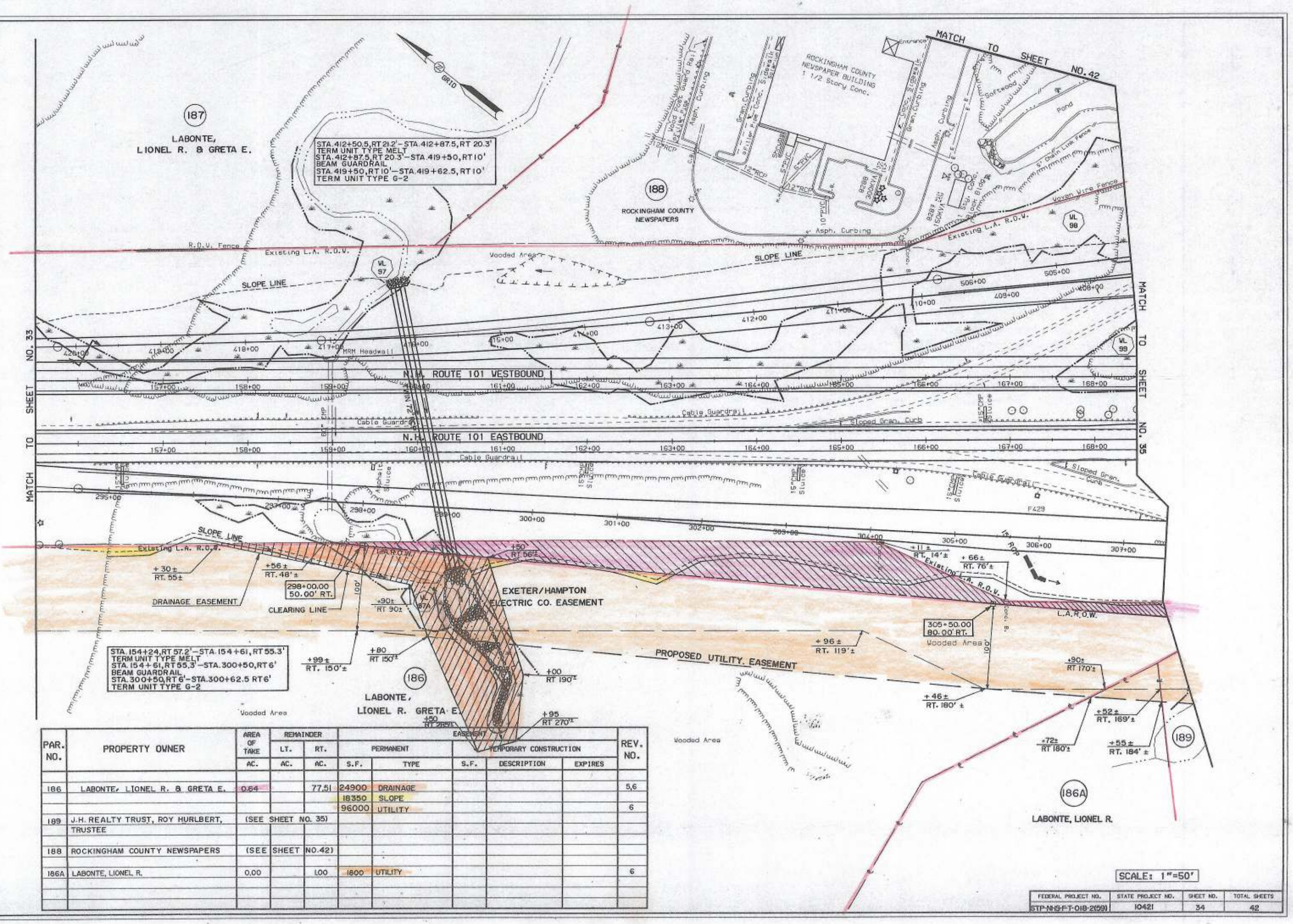
REVISIONS AFTER PROPOSAL

NUMBER	DESCRIPTION	STATION	DATE

NOTEBOOKS

BOOK	PAGE	BOOK	PAGE
BOOK	PAGE	BOOK	PAGE

EXISTING DETAIL	DATE	
PROPOSED DESIGN	PAR	DATE 1-30-98
SHEET CHECKED	CED	DATE 1-30-98
AS BUILT DETAILS		DATE



PAR. NO.	PROPERTY OWNER	AREA OF TAKE AC.	REMAINDER LT. AC.	REMAINDER RT. AC.	EASEMENT PERMANENT S.F.	EASEMENT PERMANENT TYPE	EASEMENT TEMPORARY CONSTRUCTION S.F.	EASEMENT TEMPORARY CONSTRUCTION DESCRIPTION	EASEMENT TEMPORARY CONSTRUCTION EXPIRES	REV. NO.
186	LABONTE, LIONEL R. & GRETA E.	0.64		77.51	24900	DRAINAGE				5,6
					18350	SLOPE				
					96000	UTILITY				6
189	J.H. REALTY TRUST, ROY HURLBERT, TRUSTEE	(SEE SHEET NO. 35)								
188	ROCKINGHAM COUNTY NEWSPAPERS	(SEE SHEET NO. 42)								
186A	LABONTE, LIONEL R.	0.00		1.00	1800	UTILITY				6

REVISIONS AFTER PROPOSAL

NUMBER	DESCRIPTION	STATION	DATE

EXISTING DETAIL — DATE
PROPOSED DESIGN — PAR — DATE — 1-30-98
SHEET CHECKED — CED — DATE — 1-30-98
AS BUILT DETAILS — DATE

NOTEBOOKS
BOOK — PAGE
BOOK — PAGE
BOOK — PAGE

FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
STP-NHS-F-T-018-2(59)	10421	34	42

PAR. NO.	PROPERTY OWNER	AREA OF TAKE	REMAINDER		EASEMENT					REV. NO.
			LT.	RT.	PERMANENT			TEMPORARY CONSTRUCTION		
		AC.	AC.	AC.	S.F.	TYPE	S.F.	DESCRIPTION	EXPIRES	
214	M.K. REALTY CO., INC.	(SEE SHEET NO. 28)								
										2,3
215	STATE OF NEW HAMPSHIRE - FORMERLY	0.10	0.59	—	350	SLOPE		COMPLETE ACQUISITION		
	FIRST BENGAL NOMINEE TRUST									
	PAUL J. KNEELAND, TRUSTEE									
212A	STARRY BROOK CORPORATION	0.49	10.91	—	6100	SLOPE				2,3
					1750	DRAINAGE				2
212	STARRY BROOK CORPORATION	1.31	1.58	0.65	825	DRAINAGE				2,3
					5500	SLOPE				2
201	STATE OF NEW HAMPSHIRE - FORMERLY	0.06	0.17	—	625	SLOPE		COMPLETE ACQUISITION		2,3
	DUBE, ALICE M.									
203	STATE OF NEW HAMPSHIRE - FORMERLY	0.01	—	0.16				COMPLETE ACQUISITION		2
	LAPRISE, ROBERT J. & SHIRLEY M.									
205	STATE OF NEW HAMPSHIRE - FORMERLY	0.15	0.18	0.01	75	SLOPE		COMPLETE ACQUISITION		2
	SOULIERE, CHARLES R. & LINDA									
211	McFARLAND REALTY TRUST ET. AL.	(SEE SHEET NO. 28)								
210	COFFIN, JANICE L., OSTROWSKI, MURIELE.,				20325	UTILITY				2,3,4
	HALEY, HAROLD R. & HALEY, DONALD E.	0.94		7.07	3125	SLOPE				
					1050	DRAINAGE				
189	J.H. REALTY TRUST, ROY HURLBERT,	(SEE SHEET NO. 35)								
	TRUSTEE									
217	WENTWORTH, ELIZABETH I.	(SEE SHEET NO. 41)								

Parcel 215 - Remainder was transfered to Starry Brook Corp. as a condition of settlement

50 LOT 0; Acreage is on 3411/0120 9/30/99 LAND RLF 4208-205 10/9/03

Deeded to Earl E Swan 5/17/99 3390/2988

See Encroachment Agreement + plan in Entire Town Jacket (# 0-153)

STA. 104+80 LIMIT 10421 (R.O.W. PROJECT)

STA. 104+98.5 LIMIT 10421 (CONST. PROJECT)

STA. 263+00 LIMIT 10421 (CONST. PROJECT)

STA. 999+77.3 BEGIN 10421 (CONST. PROJECT)

MATCH TO SHEET NO. 35

MATCH TO SHEET NO. 41

MATCH TO SHEET NO. 28

① TEMP. CONST. EASEMENT EXPIRES OCT. 2002

② TEMP. CONST. EASEMENT EXPIRES AUG. 1999

SCALE: 1"=50'

FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
STP-NHS-F-T-018-2(509)	10421	27	42

REVISIONS AFTER PROPOSAL — NUMBER | DESCRIPTION | STATION | DATE

NOTEBOOKS — BOOK — PAGE

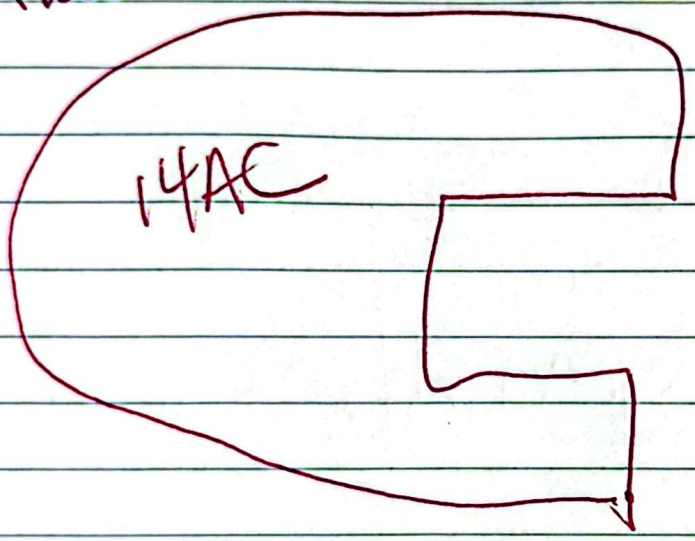
EXISTING DETAIL — DATE
PROPOSED DESIGN — PAR — DATE 1-30-98
SHEET CHECKED — CED — DATE 1-30-98
AS BUILT DETAILS — DATE

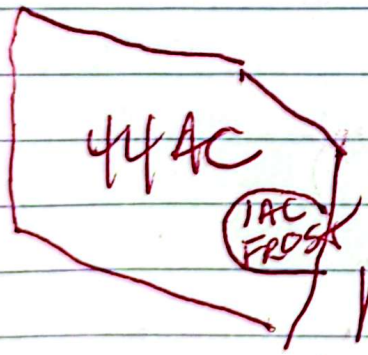
Edward Laviolette

5/19-1874

↑ 1061-446

Arthur Laviolette





↑ Portion 873-208 1932

Mary Boody

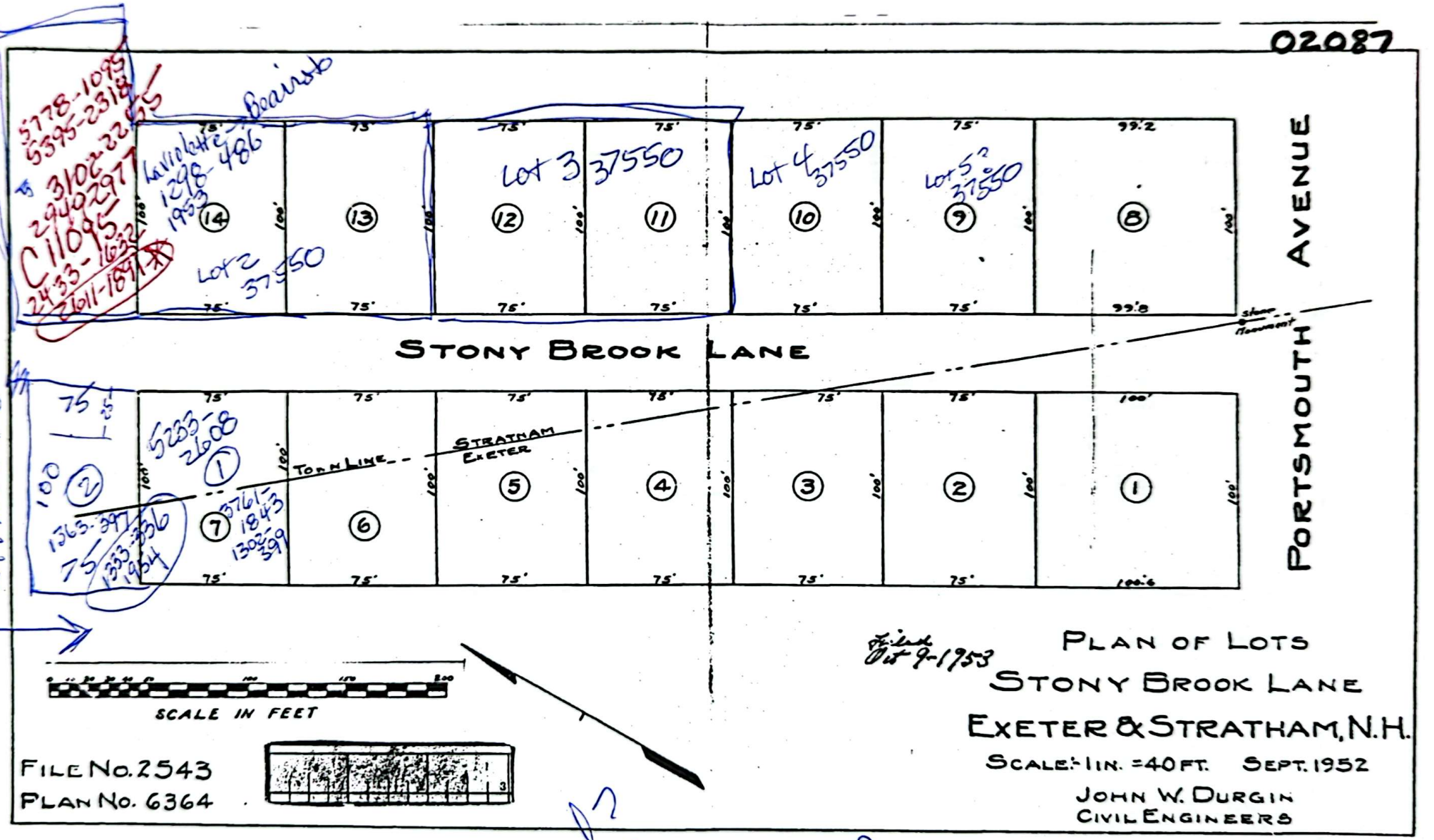
↑ 630-363 1907

McInness & Mactaggart

↑ Sam

45AC 70 SOW 1870 430-515

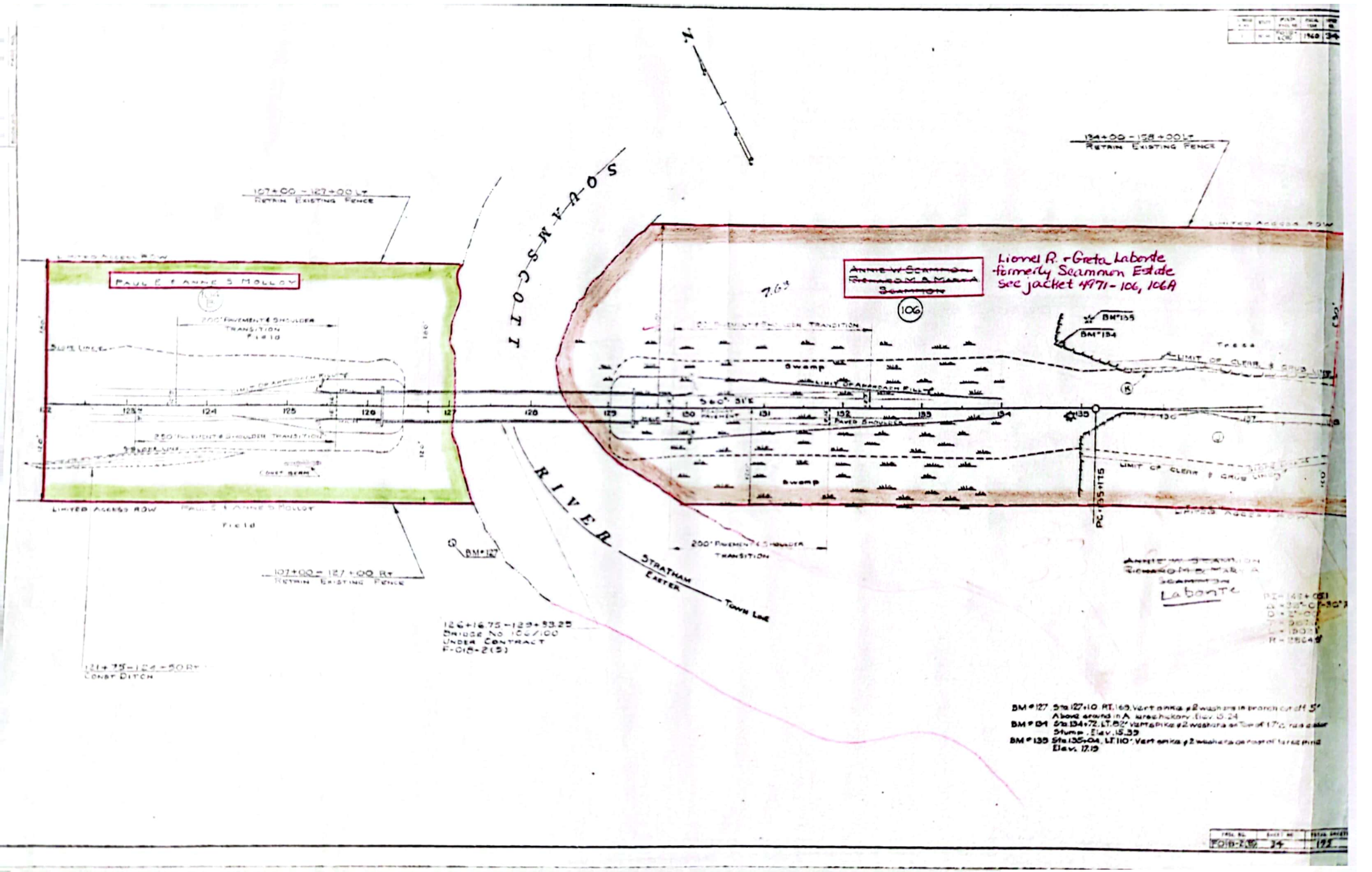
02087

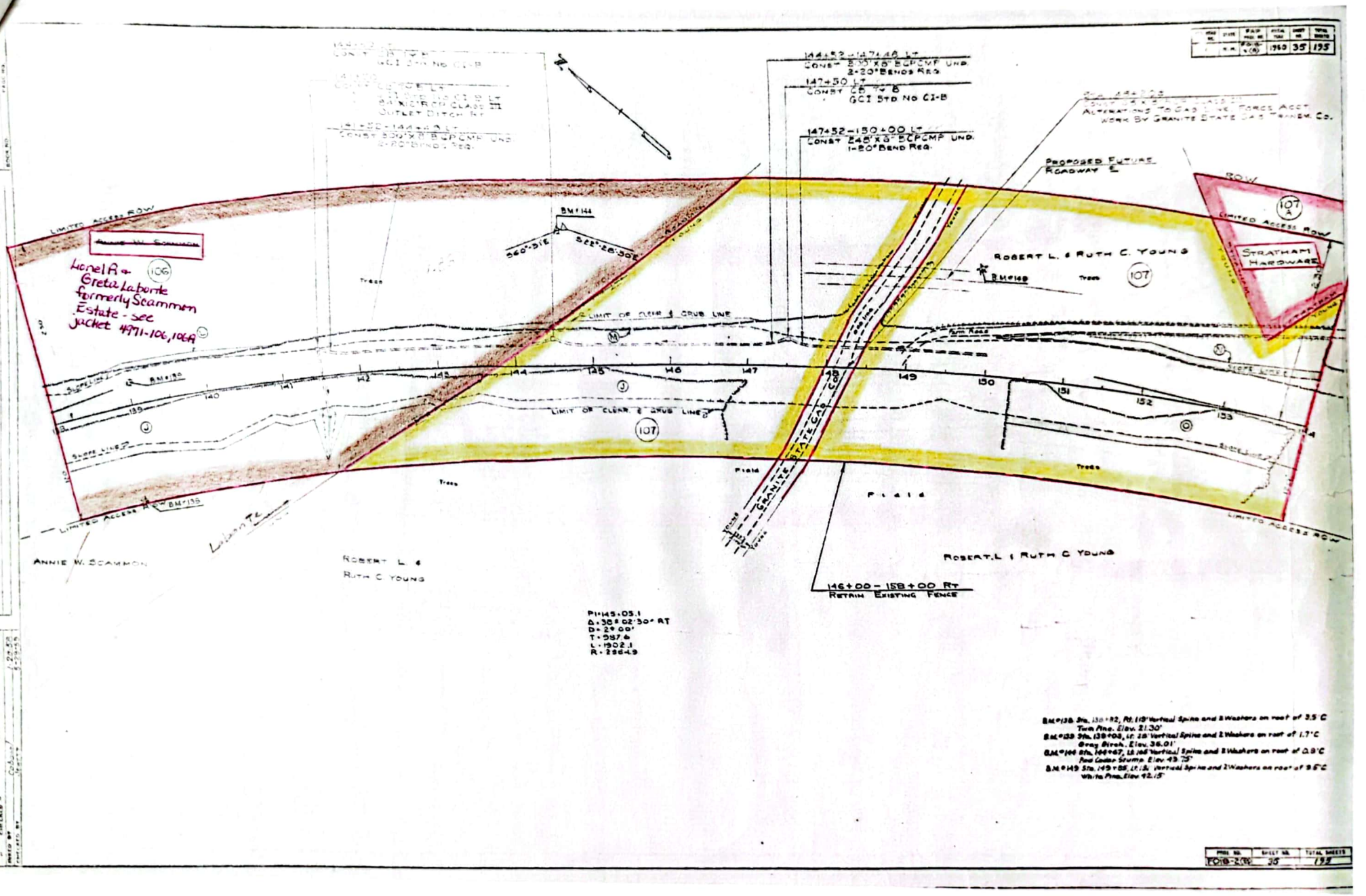


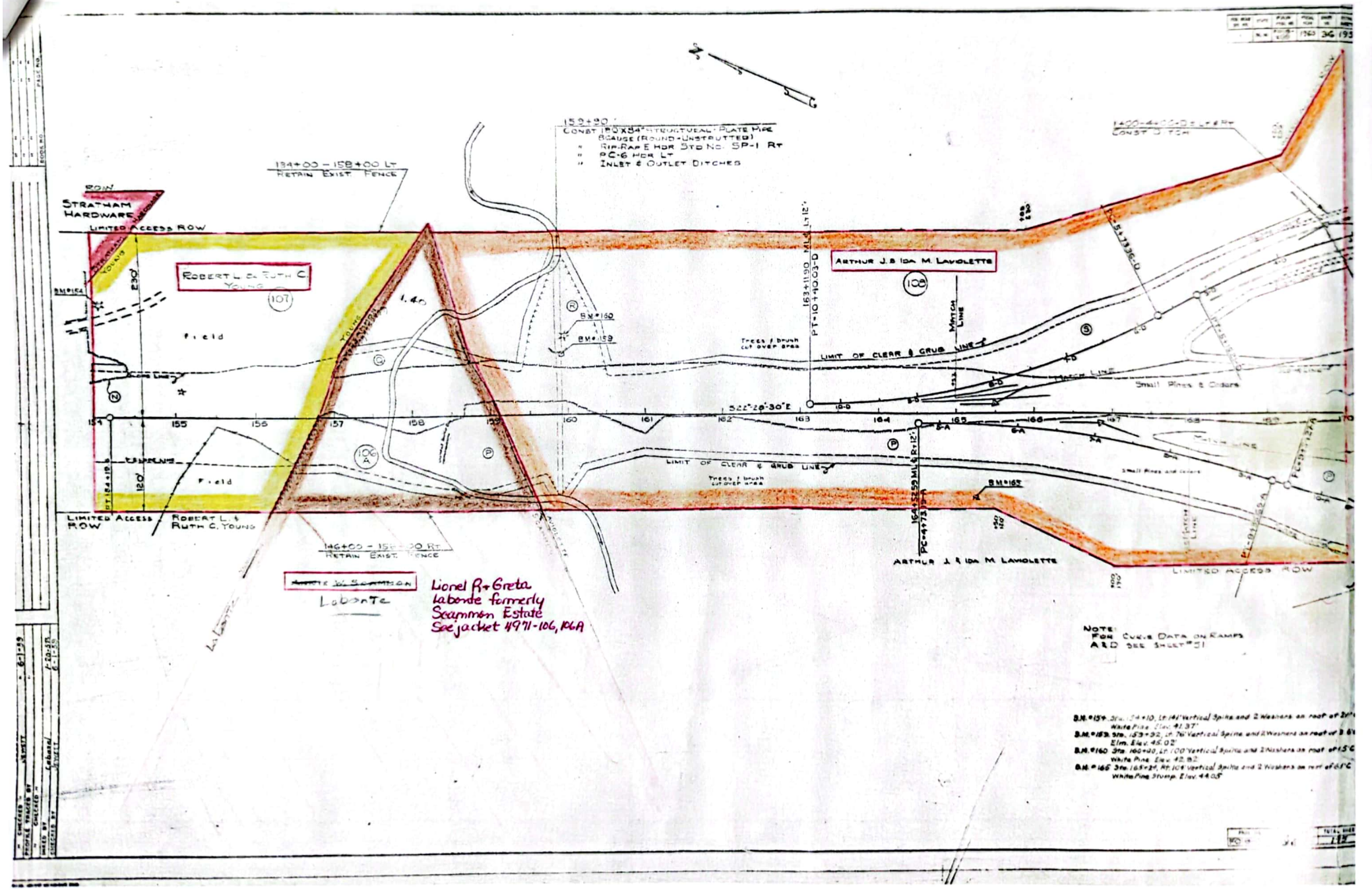
Filed Oct 9-1953

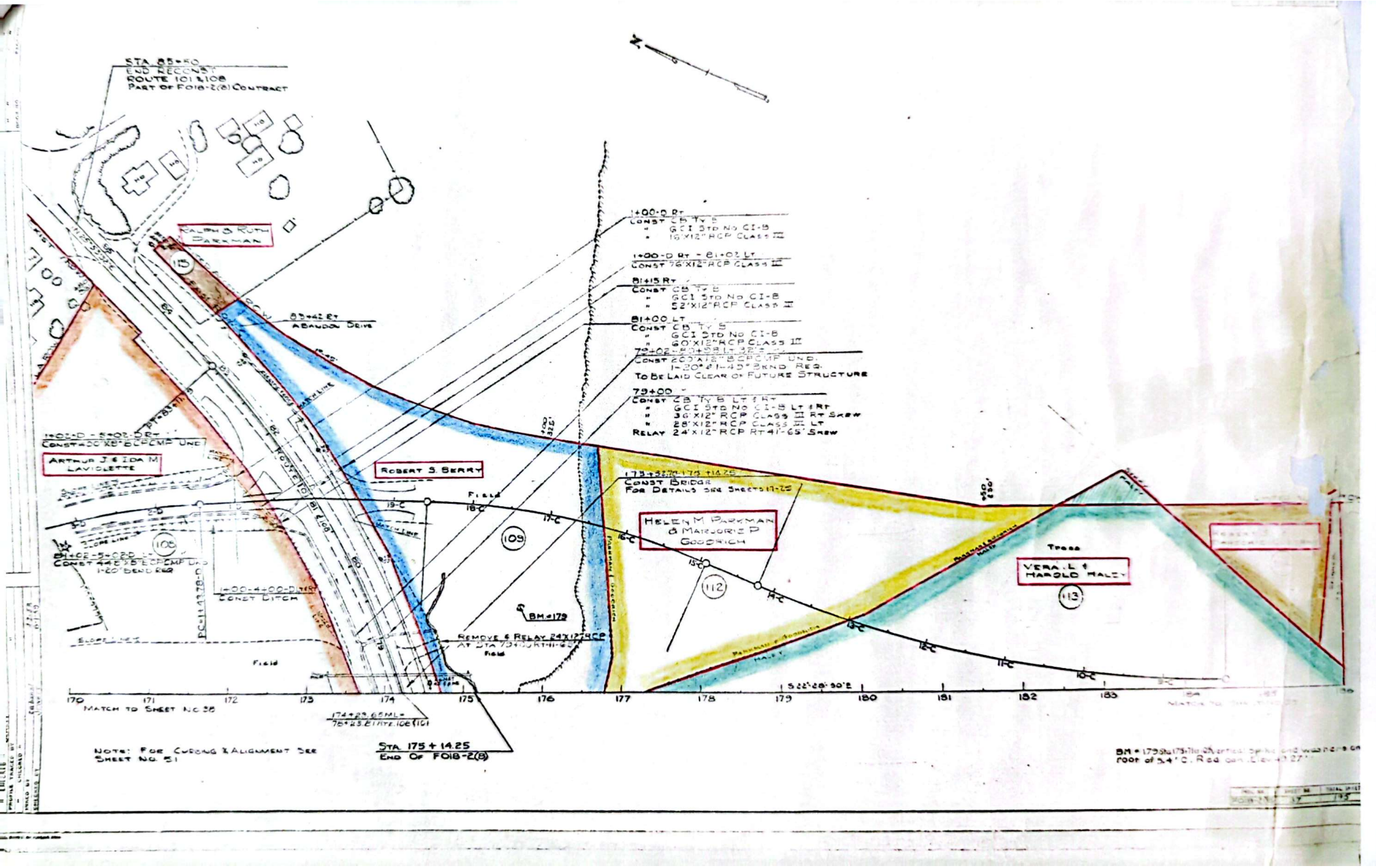
PLAN OF LOTS
STONY BROOK LANE
EXETER & STRATHAM, N.H.
SCALE: 1 IN. = 40 FT. SEPT. 1952
JOHN W. DURGIN
CIVIL ENGINEERS

Re-Recorded Same as 01932


107+00 - 127+00 Lt
RETAIN EXISTING FENCE
134+00 - 138+00 Lt
RETAIN EXISTING FENCE
LIMITED ACCESS R/W
PAUL E & ANNE S MOLLOY
Field
200' PAVEMENT & SHOULDER TRANSITION
PROPOSED R/W LINE
LIMIT OF CLEARING & GRUB LINE
CONST BERM
ANNIE V. SCAMMON
RICHARD & MARIA
SCAMMON
106
Lionel R. & Greta Laborte
formerly Scammon Estate
See jacket 4971 - 106, 106A
7.6%
BM #135
BM #134
Trees
Swamp
LIMIT OF CLEAR & GRUB LINE
50' SITE
PAVED SHOULDER
PC #135+11.15
BM #127
107+00 - 127+00 Rt
RETAIN EXISTING FENCE
121+75 - 124+50 Rt
CONST DITCH
126+16.75 - 129+93.25
BRIDGE NO. 100/100
UNDER CONTRACT
F-018-2(5)
STRATHAM
EXETER
TOWN LINE
RIVER
SQUAMSCOTT
Laborte
BM #127 Sta 127+10 RT. 169. Vert. spike & 2 washers in branch of 11" Above ground in A. tree hickory. Elev. 15.24
BM #134 Sta 134+72, LT. 82' Vert. spike & 2 washers on side of 17" red cedar Stump. Elev. 15.39
BM #135 Sta 135+04, LT 110' Vert. spike & 2 washers on root of 12" red pine Elev. 17.19


Lionel A. & Greta Laporte formerly Scammon Estate - see jacket 4991-106, 106A
106
ANNIE W. SCAMMON
ROBERT L. & RUTH C. YOUNG
107
PROPOSED FUTURE ROADWAY ℄
STRATHAM HARDWARE
GRANITE STATE GAS TRANSM. CO.
LIMIT OF CLEAR & GRUB LINE
LIMITED ACCESS ROW
BM#134
BM#135
BM#136
BM#138
BM#139
BM#140
BM#148
BM#149
S60°-31'E
S22°-28'-30"E
Trees
Field
Pi=145+05.1
Δ=38° 02'30" RT
D= 2° 00'
T= 537.6
L=1902.1
R=286.49
146+00 - 158+00 Rt
RETAIN EXISTING FENCE
144+52 - 147+48 Lt
CONST 24"X8" RCPCMP UND.
2-20° BENDS REQ.
147+50 Lt
CONST CB TY B
GCI STD NO C1-B
147+52 - 150+00 Lt
CONST 24"X8" RCPCMP UND.
1-20° BEND REQ.
BM#138 Sta. 138+92, Rt. 119' Vertical Spike and 2 Washers on root of 35" C Twin Pine. Elev. 21.30'
BM#139 Sta. 139+08, Lt. 28' Vertical Spike and 2 Washers on root of 17"C Gray Birch. Elev. 36.01'
BM#148 Sta. 146+67, Lt. 68' Vertical Spike and 2 Washers on root of 28"C Pine Center Stump. Elev. 43.75'
BM#149 Sta. 149+88, Lt. 15' Vertical Spike and 2 Washers on root of 9.5"C White Pine. Elev. 42.15'


ROW
STRATHAM HARDWARE
LIMITED ACCESS ROW
134+00 – 158+00 LT
RETAIN EXIST. FENCE
ROBERT L. & RUTH C. YOUNG
107
Field
230'
120'
BM #154
BM #160
BM #159
Trees & brush cut over area
LIMIT OF CLEAR & GRUB LINE
ARTHUR J. & IDA M. LAVOLETTE
108
MATCH LINE
Small Pines & Others
S22°-29'-30"E
PT-10+40.03-D
PC-5+33.36-D
106A
LIMITED ACCESS ROW
ROBERT L. & RUTH C. YOUNG
146+00 – 158+20 RT.
RETAIN EXIST. FENCE
Lionel R+ Greta Laborde formerly Seammon Estate See jacket 4971-106, 106A
PC=4+73.13-A
ARTHUR J. & IDA M. LAVOLETTE
LIMITED ACCESS ROW
NOTE: FOR CURVE DATA ON RAMPS AND SEE SHEET NO 51
B.M. #159 Sta. 154+10, Lt. 141' Vertical Spike and 2 Washers on root of 2" White Pine. Elev. 41.37'
B.M. #160 Sta. 159+32, Lt. 76' Vertical Spike and 2 Washers on root of 8" Elm. Elev. 45.02'
B.M. #166 Sta. 160+30, Lt. 100' Vertical Spike and 2 Washers on root of 15" White Pine. Elev. 42.82'
B.M. #166 Sta. 165+25, Rt. 104' Vertical Spike and 2 Washers on root of 6" White Pine Stump. Elev. 44.05'


STA 85+50
END RECONST
ROUTE 101 & 108
PART OF F018-2(8) CONTRACT
RALPH & RUTH PARKMAN
83+42 Rt
ABANDON DRIVE
1+00-D Rt
CONST CB TY B
" GCI STD NO CI-B
" 19'X12" RCP CLASS III
1+00-D Rt - 81+02 LT
CONST 76'X12" RCP CLASS III
81+15 Rt
CONST CB TY B
" GCI STD NO CI-B
" 52'X12" RCP CLASS III
81+00 LT
CONST CB TY B
" GCI STD NO CI-B
" 60'X12" RCP CLASS III
79+02 LT - 79+58 LT
CONST 60'X18" RCP CMP UNDER
1-30° & 1-45° BEND REQ.
TO BE LAID CLEAR OF FUTURE STRUCTURE
79+00
CONST CB TY B LT & RT
" GCI STD NO CI-B LT & RT
" 36'X12" RCP CLASS III RT SKEW
" 28'X12" RCP CLASS III LT
RELAY 24'X12" RCP RT 41'-65' SKEW
1+00-D Rt - 5+02-D Rt
CONST 400'X18" ELL CMP UNDER
ARTHUR J & IDA M LAVIOLETTE
ROBERT S. BERRY
175+32.70-175+14.25
CONST BRIDGE
FOR DETAILS SEE SHEETS 17-25
HELEN M PARKMAN & MARJORIE P GOODRICH
VERA L & HAROLD HALEY
Trees
Field
BM=179
REMOVE & RELAY 24'X12" RCP AT STA 79+05 RT 11'-6" SKEW
1+00-4+00-D Rt
CONST DITCH
81+06-5+02-D Rt
CONST 440'X18" ELL CMP UNDER
1-20° BEND REQ
Slope Lines
Property Line
Proposed Construction Limits
Existing Right of Way
Fence
Edge of Pavement
Centerline
S 22°-28'-30" E
170
171
172
173
174
175
176
177
178
179
180
181
182
183
MATCH TO SHEET NO 38
174+23.65 ML = 76+45.81 ATE 100 (101)
STA 175+14.25
END OF F018-2(8)
NOTE: FOR CURVING & ALIGNMENT SEE SHEET NO. 51
BM = 179.98 (175+16.00 ATE 25' LT) Spike and washer in root of 5.4' D. Red Oak. Elev. = 177'

Lionel LaBonte

↑ 1590-309 7/12/61
RS 7/14/61

*← Robert L & Ruth C YOUNG

↑ 1029-336

* → 1354-098 Layout Comissioners Return

→ 1372-193 Allied NH GAS

1958 → 1476-012 revised return